



43 Catherine Street, Elland, HX5 0EZ

£65,000

Offered FOR SALE is this ONE bedroom stone built enclosed mid terrace in central Elland. Accommodation comprises; Lounge, kitchen. Cellar. To the first floor; landing, bedroom and bathroom. Scope to create two bedrooms. Enclosed yard to front and on street permit parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. The property is offered for sale with a tenant in situ. Viewing essential.

Ground Floor

Lounge 13'5" max x 14'3" max (4.1 max x 4.35 max)



Upvc obscure double glazed door and window above to front. Upvc double glazed window to front, radiator and wall lights. Electric fire with decorative fireplace, two telephone points and door to staircase access to lower ground floor. Door to kitchen;

Kitchen 6'0" max x 16'0" max (1.85 max x 4.9 max)



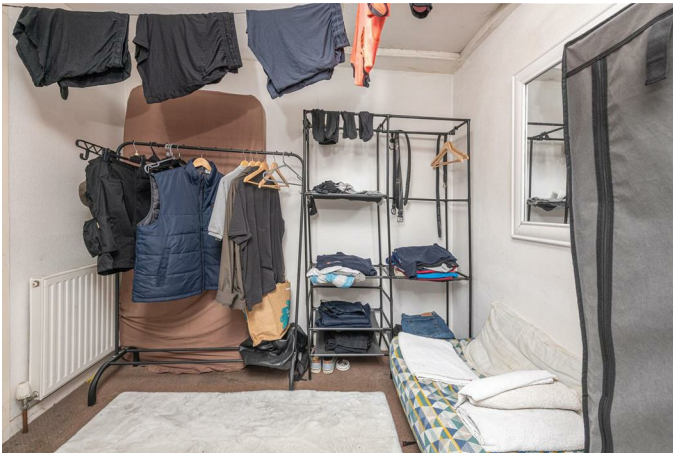
Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric cooker point, stainless steel sink and drainer and plumbing for washing machine. Space for under counter fridge, radiator, laminate floor and breakfast bar. Upvc double glazed window to front and side. Door to staircase access to first floor.

Lower Ground Floor

Cellar

First Floor

Landing



Radiator, loft hatch and doors to bathroom and bedroom;

Bedroom One 10'9" x 11'5" (3.3 x 3.5)



Double bedroom with radiator and Upvc double glazed window to front.

Bathroom 6'4" x 7'10" (1.95 x 2.4)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Radiator, Upvc obscure double glazed window to front and tiled walls. Wood paneled ceiling and storage cupboard.

External



Enclosed yard to front

Parking

On street permit parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

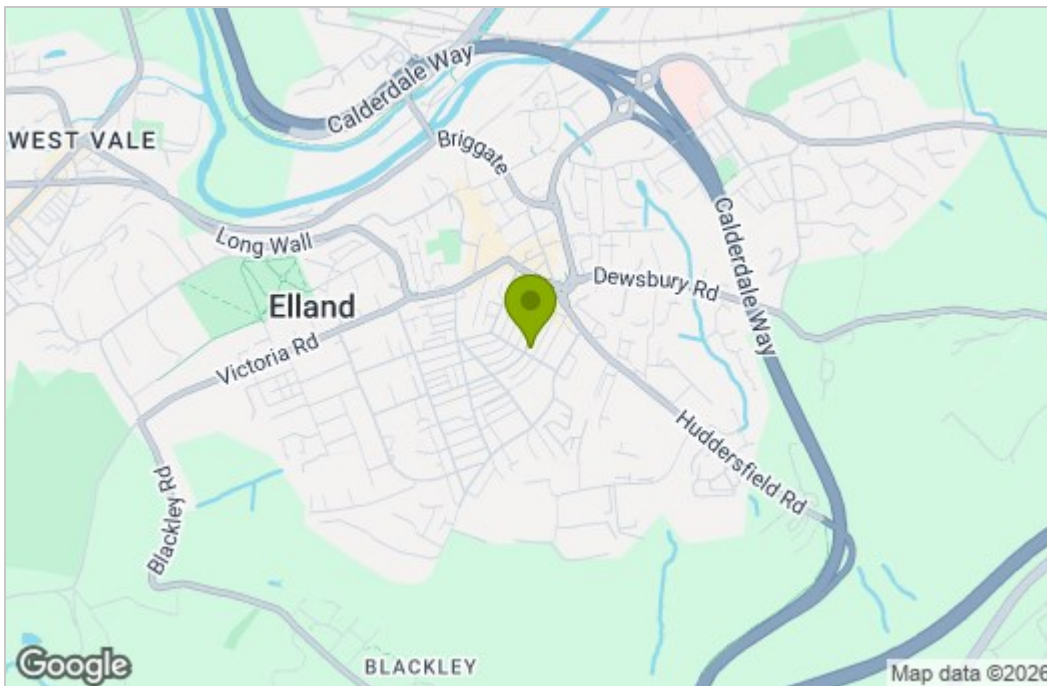
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Other Details

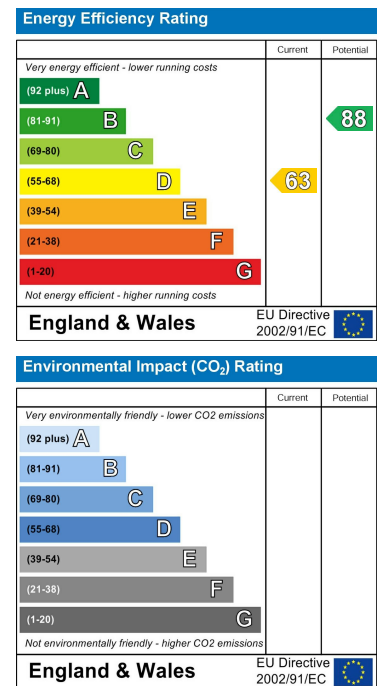
The tenant has been there since March 2023 and pays £425pcm. The tenant is on a periodic tenancy.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.