



47 Catherine Street, Elland, HX5 0EZ

**£65,000**

Offered FOR SALE with NO CHAIN is this ONE bedroom stone built end terrace in central Elland. Accommodation comprises; open plan lounge/kitchen, cellar/utility, one double bedroom with en-suite shower room. The property benefits from Upvc double glazing, gas central heating and security alarm system. Located close to amenities, transport links and the M62 motorway network this property is ideal for a first time buyer or an investor. Viewing essential.

## Ground Floor

### Lounge/Kitchen 14'1" x 14'11" (4.29 x 4.55)



Two radiators, Upvc double glazed window and Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Telephone point, open staircase to first floor, ceiling spotlights. Wall and base units with laminate worktop and tiled splashbacks. Integrated electric oven, four ring gas hob with extractor hood above, integrated fridge and stainless steel sink and drainer. Part laminate flooring and folding door to cellar;

## Lower Ground Floor

### Utility/Cellar 14'1" x 14'11" (4.29 x 4.55)



Upvc obscure double glazed window to side, two radiators and ceiling spotlights. Fuse box, gas and electric meters and wall mounted 'Baxi' condensing combi boiler. Laminate worktop with tiled splashback, stainless steel sink and drainer and plumbing for washing machine.

## First Floor

### Bedroom One 14'0" x 14'11" (4.29 x 4.55 )



Double bedroom with two radiators and two Upvc double glazed windows to the front. Loft hatch and ceiling spotlights. Wall lights.

## Shower Room 4'3" x 7'7" (1.30 x 2.31)



Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with mains shower. Tiled floor, part tiled walls, heated towel radiator, ceiling spotlights and extractor fan.

## External



Enclosed yard to the front. External light.

## 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 01422 370320.

## Property to sell?

Call 01422 370320 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.

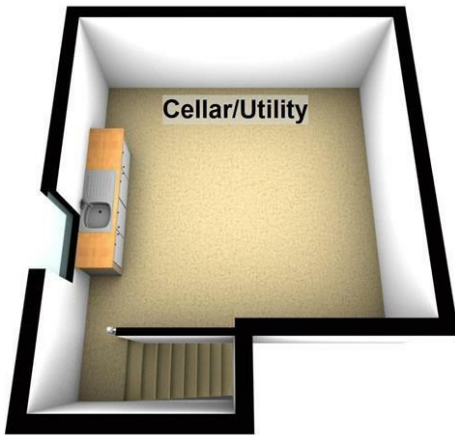
### **Mortgages**

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 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Floor Plan

### Basement

Approx. 21.8 sq. metres (234.8 sq. feet)



### Ground Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



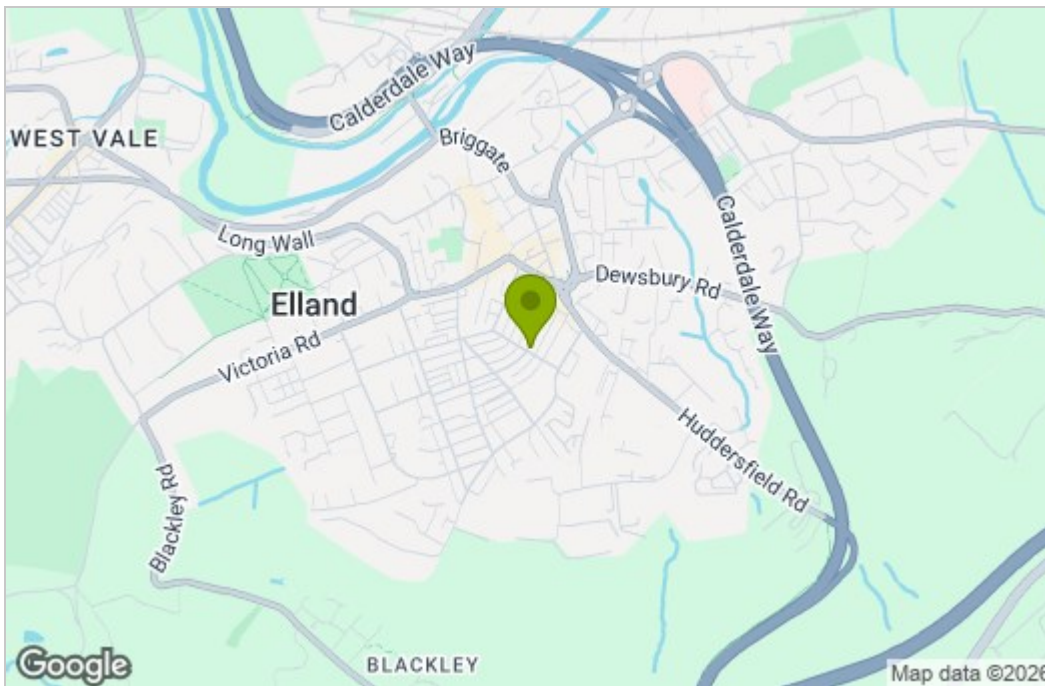
### First Floor

Approx. 19.3 sq. metres (208.0 sq. feet)



Total area: approx. 66.6 sq. metres (716.7 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.