



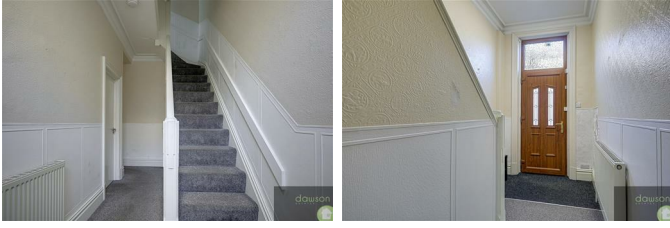
83 Catherine Street, Elland, HX5 0JB

**£130,000**

Offered FOR SALE is this THREE bedroom stone built mid terrace in central Elland. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. To the first floor; landing, three bedrooms and shower room. Yard to front and rear. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Available now.

## Ground Floor

### Entrance Hallway



### Lounge



### Dining Room



### Kitchen



## Lower Ground Floor

### Cellar

### First Floor

## Landing



## Bedroom One



## Bedroom Two



## Bedroom Three



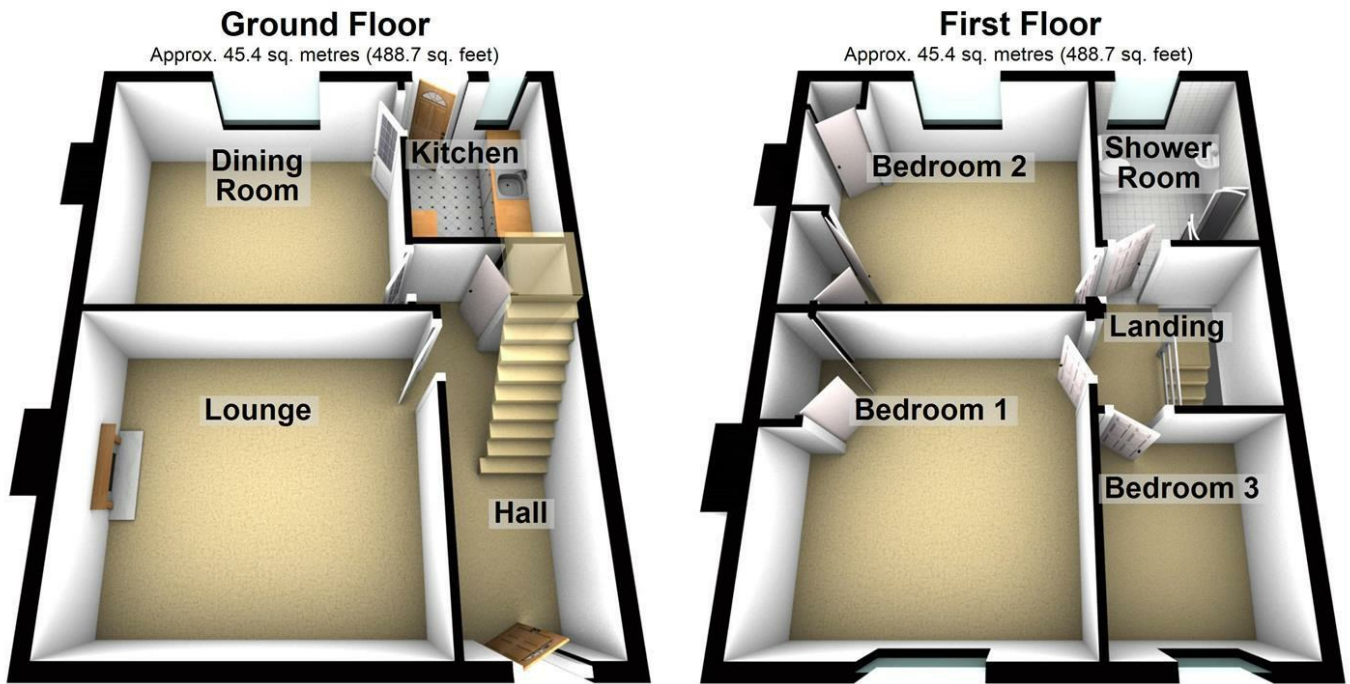
## Shower Room



## External

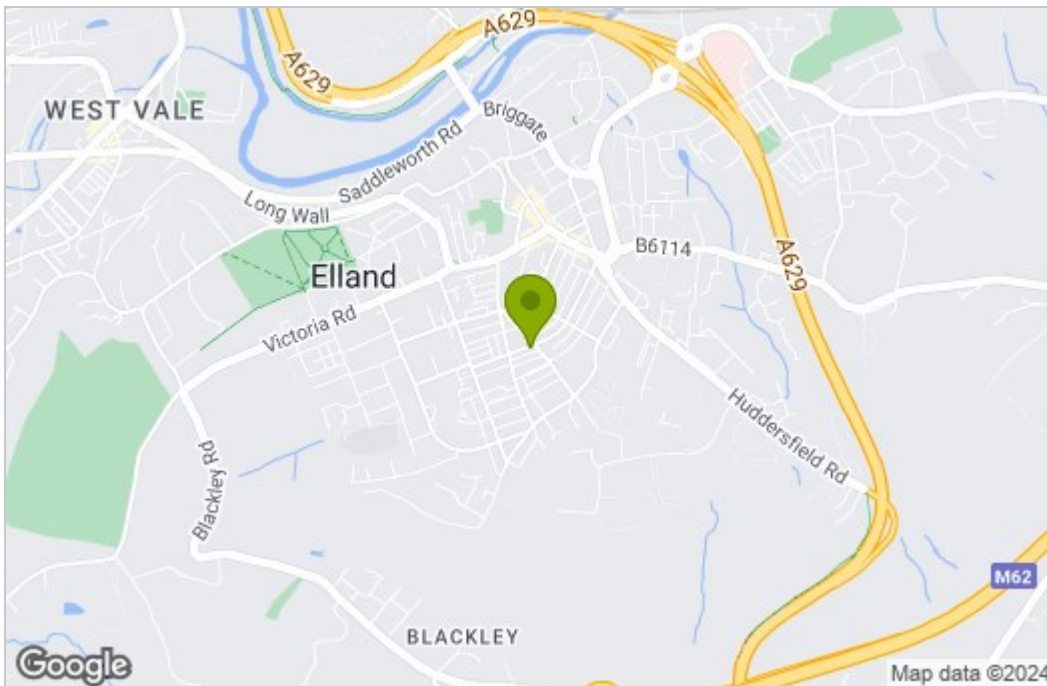


## Floor Plan



Total area: approx. 90.8 sq. metres (977.4 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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