



**Stainland Road, Stainland, HX4 9HT**  
**£1,350**

**E&H** Holmes  
ESTATE AGENTS



Situated in the sought after location of The Hame, Stainland is this three bedroom detached executive property.

Rarely does a property which has been completed to such a high specification come to the rental market and an internal inspection is strongly advised.

The accommodation, in brief, comprises: Entrance vestibule, entrance hall, lounge, dining room, dining kitchen and shower room to the ground floor. To the first floor is the master bedroom with en-suite and two further bedrooms. Externally there is driveway parking to the front and an enclosed patio garden to the rear.

STRICTLY NO PETS & NO SMOKERS

Rent: £1,450

Deposit: £1,673

Holding Fee: £334

EPC Rating: C & Council Tax Band: D



### Entrance Vestibule

Double glazed door to the front elevation.

### Entrance Hall

Spacious entrance hall with a range of storage cupboards housing boiler and including under stairs cupboard.

Radiator. Double glazed window to the rear elevation.

### Shower Room

Three-piece suite comprising of vanity wash hand basin, WC and walk-in shower. Radiator. Double glazed window to the rear elevation.

### Lounge 15'9" x 14'9" (4.804 x 4.506)

Log effect, living flame gas fire with limestone hearth and surround. Two radiators. Double glazed window to the front elevation.

### Dining Room 9'3" x 8'11" (2.843 x 2.725)

Open plan to lounge. Radiator. Double glazed window to the front elevation.

### Dining Kitchen 11'11" x 11'7" + 7'10" x 5'9" (3.638 x 3.531 + 2.405 x 1.775)

High specification, modern fitted kitchen with a wide range of wall and base units. One and half bowl stainless steel sink. Upstands. Double electric oven. Induction hob with cooker hood over. Integrated microwave, fridge, freezer and dishwasher. Plumbing for washing machine in utility cupboard. Designer radiator. Patio door to rear. Double glazed window to the rear elevation.

### Landing

Stairs from entrance hall.

### Master Bedroom 12'1" x 11'7" + recess (3.684 x 3.554 + recess)

Two radiators. Double glazed windows to the side and rear elevations.

### En-Suite

Range of vanity units. Vanity sink. WC. Shower cubicle. Towel radiator. Ceiling spot lights. Double glazed window to the rear elevation.

### Bedroom Two 12'8" x 11'9" (3.865 x 3.603)

Radiator. Double glazed window to the front elevation.

### Bedroom Three 12'8" x 11'4" (3.869 x 3.466)

Radiator. Double glazed window to the front elevation.

### Bathroom

Fully-tiled, four-piece suite comprising of vanity sink, WC, bath and shower cubicle. Radiator. Loft access. Double glazed window to the side elevation.

### Parking

There is driveway parking to the front of the property.

### Garden

To the rear of the property is an enclosed patio garden with shed.

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
gold.force.tanks

### Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

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









