



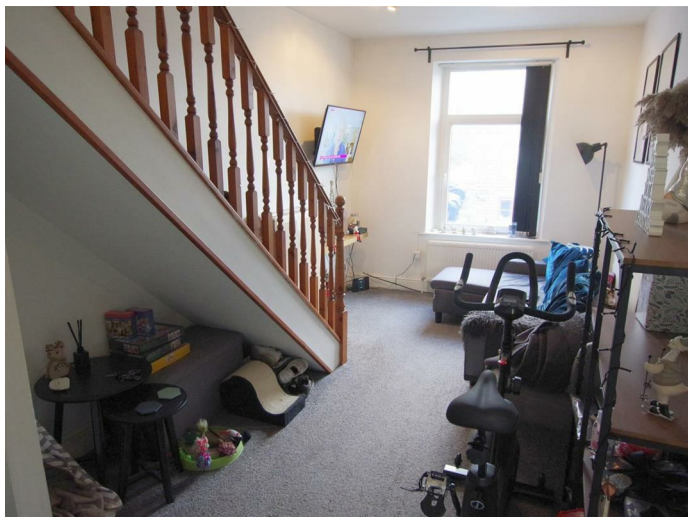
Stainland Road, Halifax, HX4 9HF
Per Month £600 Per Month

E&H Edkins Holmes
ESTATE AGENTS

Set in the popular village of Stainland is this two bedroom duplex Apartment located on the first floor of the building. Offering easy access to local amenities and public transport. This property benefits from UPVC double glazing and a central heating system. The accommodation, in brief, comprises: Communal entrance, kitchen, lounge, bathroom on the first floor with Master bedroom, second bedroom room in the attic space.

SORRY NO PETS

Available from mid May,
EPC Rating : D
Council Tax Band: A
Rent: £550
Deposit: £634
Holding Fee : £126



Living Room 18'1" x 8'11" (5.526 x 2.718)

With radiator, double glazed window to front elevation, TV aerial point, and apartment front door. Staircase leading to first floor landing

Kitchen 9'9" x 8'10" (2.978 x 2.695)

Fitted kitchen with wall and base units, stainless steel sink and tiled splash back. Electric oven and hob with cooker hood over. Plumbing for washing machine, radiator and double glazed window to rear elevation.

Bathroom 5'8" x 8'8" (1.732 x 2.66)

White three piece comprising bath with mixer taps and shower over, wash hand basin and WC. Fully tiled and gas central heating radiator.

First Floor Landing

Bedroom 1 9'11" x 8'10" (3.026 x 2.695)

Skylight window and radiator.

Bedroom 2 8'11" x 5'9" (2.729 x 1.77)

Skylight window and radiator.

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.

