



Stainland Road, Holywell Green, HX4 9AJ
£175,000

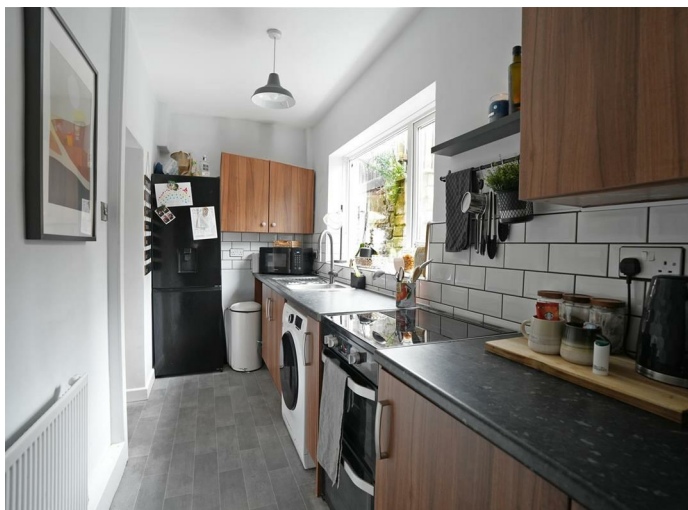
E&H Holmes
ESTATE AGENTS

A delightful two-bedroom end-terrace cottage, situated in the ever-popular area of Holywell Green. Well-presented throughout, this property is an excellent opportunity for first-time buyers or professional couples looking for a home that combines character, practicality, and convenience.

A real highlight of the property is the larger-than-average rear garden. Designed with low maintenance in mind, it features an artificial lawn and a generous patio area, creating the perfect space for outdoor dining, entertaining, or simply relaxing in the sunshine.

The accommodation briefly comprises: entrance hall, lounge with access to the cellar, and kitchen on the ground floor. To the first floor are two bedrooms and a modern fitted shower room. With tasteful décor throughout, the property is ready to move straight into, while still offering scope for a buyer to add their own personal touches.

The property is conveniently located for local amenities, well-regarded schools, and excellent transport links, with easy access to Halifax, Huddersfield, and the wider M62 corridor for those commuting further afield.



Entrance Hall
Stairs leading to first floor. UPVC double glazed front door.

Lounge 16'0" x 13'6" (4.878 x 4.117)
Log burner set in Inglenook fireplace. Exposed ceiling beams. Wooden flooring. Access to useful storage cellar. Two radiators. UPVC double glazed windows to both front and side elevation.

Kitchen 14'5" x 5'3" (4.408 x 1.611)
Fitted kitchen with a range of wall and base units. Stainless steel one and half bowl sink. Tiled splashback. Plumbing for washing machine. Space for tumble dryer. Gas cooker included. Radiator. UPVC double glazed window to rear elevation. Wooden door to rear garden.

Landing
Stairs leading from entrance hall.

Bedroom One 13'6" x 10'2" + 3'5" x 5'5" (4.135 x 3.111 + 1.049 x 1.670)
Two radiators. Two UPVC double glazed windows to front elevation.

Bedroom Two 14'5" x 5'4" (4.414 x 1.636)
Cupboard housing boiler. Radiator. UPVC double glazed windows to rear and side elevations.

Shower Room
Modern three piece suite comprising shower cubicle, wash hand basin and WC. Chrome towel radiator. Radiator. Partially tiled. Ceiling spotlights. Extractor fan. UPVC double glazed window to side elevation.

Garden
There is an enclosed garden with tiered patio and artificial lawn.

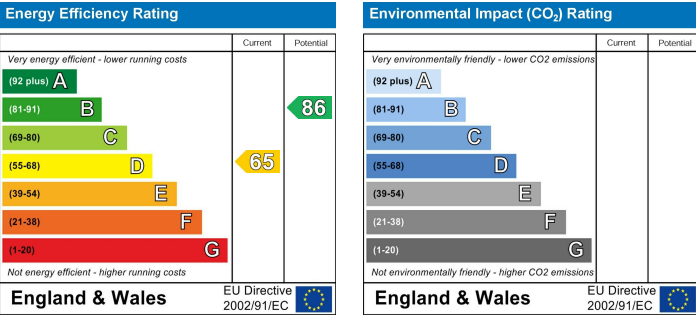
Council Tax Band
B

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:
lucky.notes.lower

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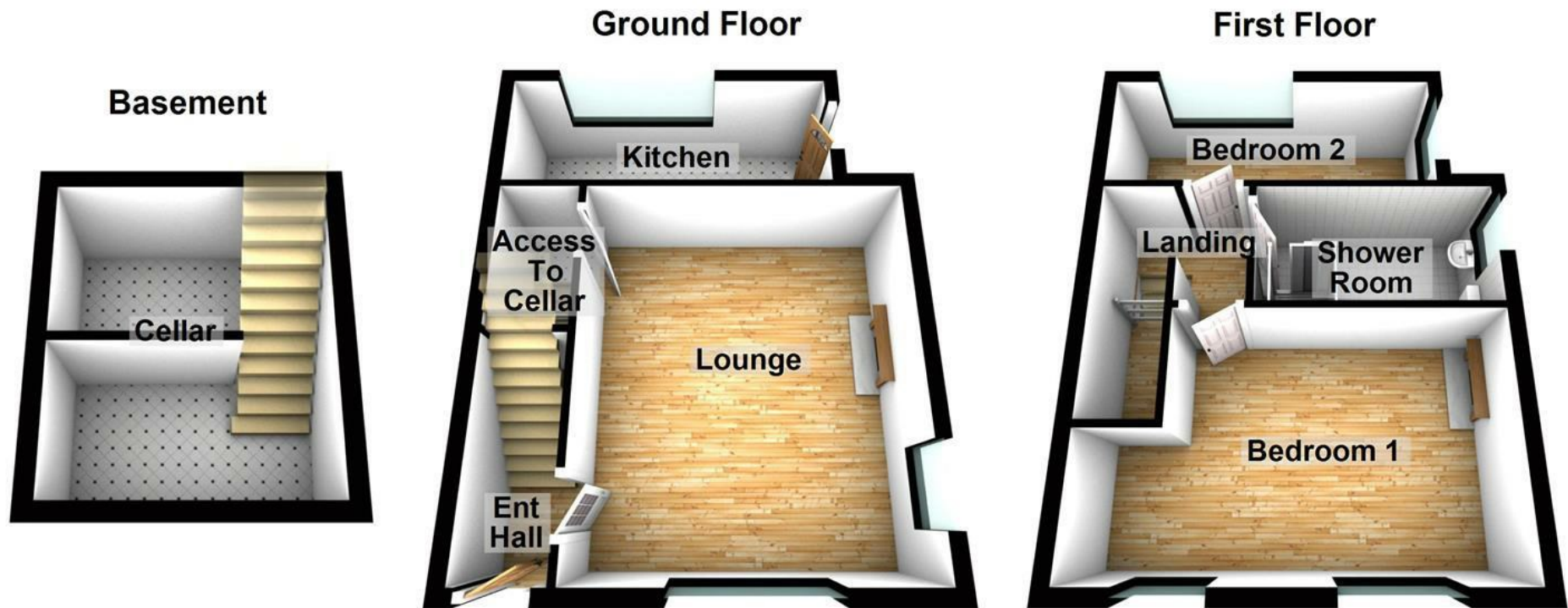






Historic buildings and
monuments
Church Entrance
Left Lane Avenue
Church Car Park

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This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.