



4 Central Buildings, Holywell Green, Halifax, West Yorkshire, HX4 9HQ

Offers In Excess Of £165,000

- : Highly Desirable Location
- : Stone Built Period Property
- : Spacious Lounge & Dining Kitchen
- : Bathroom & Utility Room
- : Viewing Essential
- : Within The Conservation Village
- : 3 Bedrooms
- : Originally 2 Properties
- : Realistically Priced

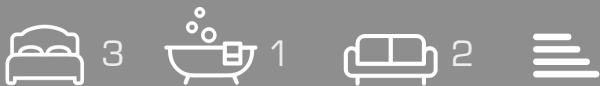


## 4 Central Buildings, Halifax HX4 9HQ

Situated in the heart of the conservation village of Stanland, lies this substantial stone built, through terraced residence providing three bedroomed accommodation. The property briefly comprises a lounge, spacious dining kitchen, barrel cellar, three bedrooms, bathroom, utility room, double glazing and gas central heating (new boiler installed March 2023). The property provides excellent access to the local amenities of Stanland and Holywell Green as well as easy access to the M62 motorway linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and as such an early appointment to view is strongly recommended to avoid disappointment.

The front entrance door opens to

ENTRANCE VESTIBULE  
With fitted carpet. Door to



Council Tax Band: B



### LOUNGE

14'7" x 14'8"

This spacious Lounge has a double-glazed window to the front elevation, cornice to ceiling, one double radiator and a laminate wood floor.

From the Lounge a door opens to staircase which has been blocked off and provides useful storage facilities.

### DINING KITCHEN

14'0" x 14'7"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor in pull out canopy above, fan assisted electric oven and grill beneath. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed window to the rear elevation, cornice to ceiling, one double radiator and an Ideal Instinct combination boiler

### REAR ENTRANCE VESTIBULE

With rear entrance door.

### FIRST FLOOR LANDING

With cornice to ceiling, access to loft and a fitted carpet. From the Landing a door opens to

### BEDROOM ONE

14'9" x 12'0"

This spacious double bedroom has a double-glazed window to the front elevation, cornice to ceiling, one double radiator and a fitted carpet.

### BATHROOM

The bathroom has a four-piece suite in Whisper Peach shade comprising pedestal wash basin, low flush WC, panelled bath and shower cubicle with Mira shower. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, one double radiator, a laminate wood floor and an extractor fan.

### BEDROOM THREE

5'0" x 11'8"

With double glazed window to the rear elevation, one single radiator, cornice to ceiling and a laminate wood floor.

### BEDROOM TWO

9'0" x 11'0"

With double glazed window to the rear elevation, one single radiator and a laminate wood floor.

### UTILITY ROOM WITH SEPARATE TOILET

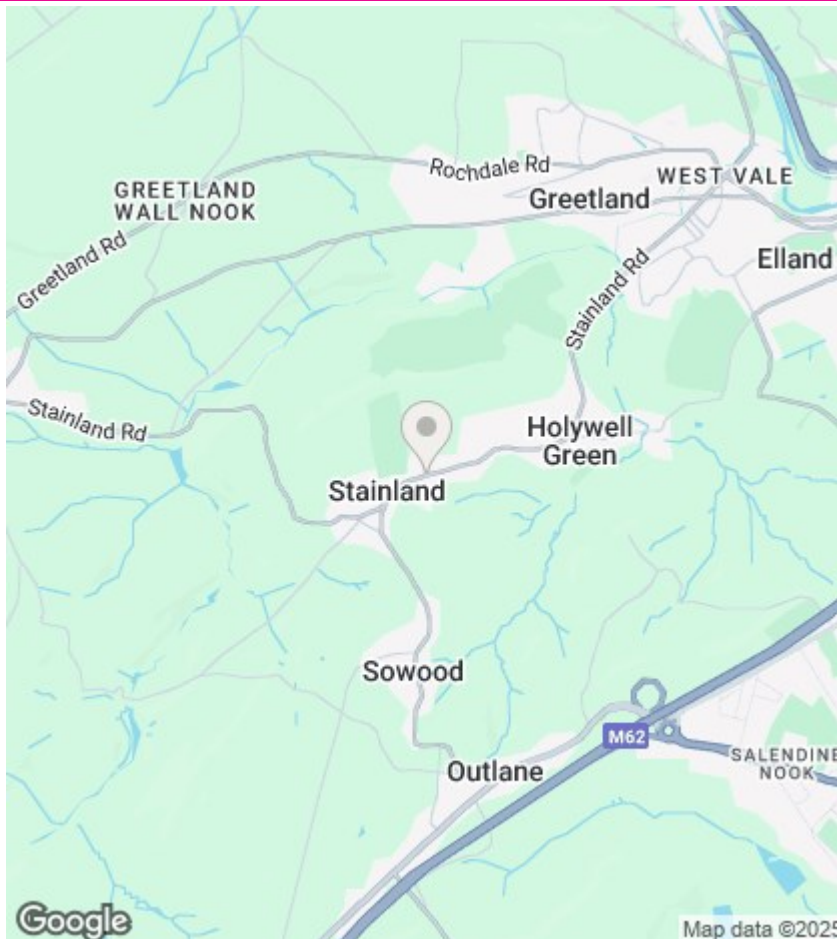
With two-piece suite in Whisper Peach shade comprising pedestal wash basin and low flush VWC. The utility room is plumbed for an automatic washing machine and has an extractor fan.

### GENERAL

The property is constructed of stone and has the benefit of all mains services gas, water and electric with the added benefit of double glazing and gas central heating. The property is freehold and is in council tax band B

### EXTERNAL

To the rear of the property there is a small yard which is a right of way for an adjacent property.



## Directions

## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

