



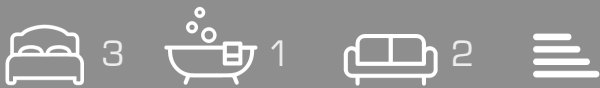
1 Oak Terrace, Holywell Green, Halifax, HX4 9EY

Offers Around £240,000

- : Desirable Residential Location
- : Spacious Period End Terraced Residence
- : 2 Spacious Reception Rooms
- : Easy Access to The M62
- : Viewing Strongly recommended
- : Conservation Village Location
- : Recently Modernised
- : Modern Kitchen & Bathroom
- : uPVC Double Glazing & Gas Central Heating
- : Realistically priced

1 Oak Terrace, Halifax HX4 9EY

Situated in the conservation village of Stainland lies this substantial three bedroomed, end terraced residence providing attractive modern living accommodation. Originally a shop and living premises, this stone built property has recently been fully modernised and briefly comprises a spacious lounge, spacious dining room, a modern fitted kitchen, three bedrooms, a modern bathroom, a small yard to the rear, garden or car parking to the front, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Stainland and Holywell Green as well as easy access to the M62 motorway network. Very rarely does the opportunity arise to purchase such a spacious terraced residence in this sought after location and an early appointment to view is essential to avoid disappointment.



Council Tax Band: A



ENTRANCE VESTIBULE

With door opening to

SPACIOUS LOUNGE

17'3" x 13'8"

This spacious room was the original shop premises, and has uPVC double glazed windows to the front and side elevations providing a light and spacious aspect, uPVC double glazed entrance door, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the Entrance Vestibule a door opens into the

DINING ROOM

19'0" x 14'0"

This spacious dining room has uPVC double glazed windows to the side and rear elevations providing a light and spacious aspect. Feature fireplace to the chimney breast with an electric fire on a matching hearth, cornice to ceiling, inset spotlight fittings, one double radiator and a fitted carpet.

From the Dining Room a door opens to an

INNER HALL

With access to the Lounge and door opening to stairs leading down to the

CELLARS

These spacious cellars are beneath the Lounge and Dining Room and provide excellent storage facilities with the potential to be converted into further living accommodation subject to obtaining the relevant planning permission.

MAIN CELLAR

Power and light, stone flagged floor, and a window to the front elevation.

SMALLER CELLAR

Stone flagged floor, and a window to the side elevation

COAL CELLAR

From the Dining Room a door opens to the

KITCHEN

11'9" x 6'10"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel sink unit with mixer tap, four ring halogen hob with extractor in canopy above and fan assisted electric oven and grill beneath. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, inset spotlight fittings and plumbing for an automatic washing machine. From the Kitchen a door opens to the

SIDE ENTRANCE PORCH

With uPVC double glazed window to the side elevation and uPVC double glazed entrance door.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

This spacious Landing has a Velux double glazed skylight window, built-in cupboards providing useful storage facilities, one double radiator, inset spotlight fittings and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

17'10" x 13'10"

This spacious double bedroom has uPVC double glazed windows to the front and side elevations providing this room with a light and spacious aspect, period fireplace to the chimney breast, to one side of the chimney breast there are built-in wardrobes with cupboard space above, inset spotlight fittings to the ceiling, two double radiators and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE

11'5" x 8'5" max

With uPVC double glazed window to the side elevation, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

8'11" x 11'8"

With uPVC double glazed window to the side elevation, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising panelled bath with mixer tap and shower unit, hand wash basin with mixer tap and low flush WC in vanity unit. This modern bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, Vokerra central heating boiler, and one double radiator.

GENERAL

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

EXTERNAL

To the front of the property there is a garden which could provide off road parking if required. To the side there is a private road. To the rear of the property is a small yard.



Directions
 SAT NAV HX4 9EY

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) 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	

Approx Gross Floor Area = 1329 Sq. Feet
 = 123.5 Sq. Metres



For illustrative purposes only. Not to scale.