

64 Stanley Road, Halifax, West Yorkshire, HX1 3QU

Offers Over £315,000

- : Popular & Convenient Residential Location
- : Traditional Stone Built Spacious Terraced Property
- : 5 Bedrooms
- : Spacious Dining Kitchen
- : Easy Access to Halifax & The M62
- : Spacious Family Home
- : 2 Reception Rooms
- : 3 Bathrooms & a Downstairs Cloakroom
- : Large Yard to the Rear Providing Off Road Parking
- : Viewing Essential



## 64 Stanley Road, Halifax HX1 3QU

Situated in this extremely convenient and popular residential location, Swinton House provides deceptively spacious five bedroomed family accommodation. This traditional stone built residence briefly comprises an entrance hall, lounge, spacious dining kitchen, basement cellar, downstairs cloakroom, five bedrooms, two bathrooms, uPVC double glazing and gas central heating with a large yard to the rear. The property provides excellent access to the local amenities of King Cross as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a spacious terraced residence in this convenient location and an early appointment to view is strongly recommended.



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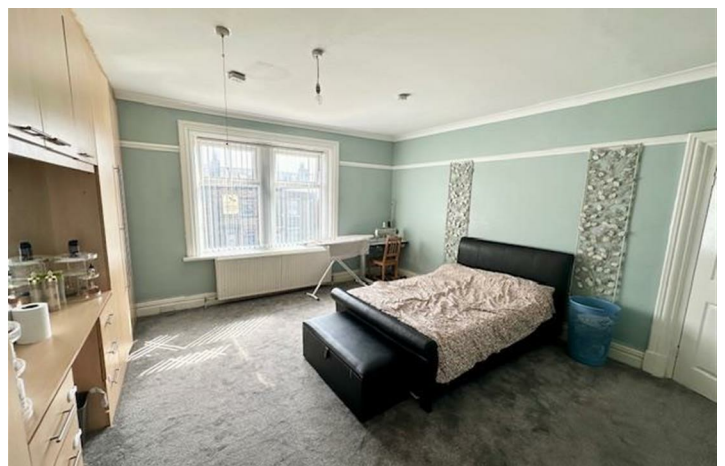


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E

Council Tax Band: C



### ENTRANCE HALL

With cornice to ceiling, and one double radiator, door opens to

### LOUNGE

16'6" x 18'10" into bay window

With square bay window to the front elevation incorporating uPVC double glazed units, ornate cornice to ceiling with matching centre rose and picture rail, feature marble fireplace with mantelpiece and hearth and a gas fire, telephone point, one double and one single radiator, and a laminate wood floor.

From the Entrance Hall a door opens into the

### SPACIOUS DINING KITCHEN

23'5" x 16'0"

Being fitted with a range of modern wall and base units incorporating matching work surfaces and a stainless steel single drainer sink unit with mixer tap, multi-fuel cooking range with extractor in stainless steel canopy above with matching stainless steel splash back, plumbing for washing machine and dishwasher, centre island. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, cornice to ceiling with matching picture rail, feature marble fireplace with mantelpiece and hearth incorporating a gas fire, large uPVC double glazed window to the rear elevation, uPVC double glazed door opening onto the rear yard, two double radiators and a laminate wood floor.

From the Dining Kitchen a door opens to the

### DOWNSTAIRS CLOAKROOM

With white three piece suite comprising low flush WC, pedestal wash basin and bidet. The cloakroom is fully tiled with a panelled ceiling and has two uPVC double glazed windows to the side elevation, and one double radiator.

From the Dining Kitchen a door opens to steps leading down to the

### BASEMENT CELLAR

With a stone flagged floor and provides useful storage facilities, one double radiator.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

### FIRST FLOOR LANDING

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

### BATHROOM

With white four piece suite comprising pedestal wash basin, low flush WC, bidet and large shower cubicle with rainfall and hand held shower units. The bathroom is fully tiled with a panelled ceiling and a uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator, double door to cupboard providing useful storage facilities.

From the Landing a door opens to

### BEDROOM ONE

16'0" x 16'0"

This spacious double bedroom has a uPVC double glazed window to the rear elevation. This spacious double bedroom has fitted wardrobes to one wall with dressing table to the chimney breast and cupboards above, cornice to ceiling, matching picture rail, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM THREE

8'2" x 15'10"

With uPVC double glazed window to the front elevation. Fitted bedroom furniture comprising wardrobes, cupboards and dressing table to one wall, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO

14'9" x 7'4" extending to 10'2"

This second double bedroom has two uPVC double glazed windows to the front elevation, built-in wardrobes to two walls with cupboards above, one single radiator, one double radiator and a fitted carpet.

From the Landing a spindled staircase with fitted carpet leads to the

### SECOND FLOOR LANDING

With built-in desk and wardrobes, Velux double glazed skylight window, one double radiator and a fitted carpet. From the Landing a door opens to the

### SHOWER ROOM

With white three piece suite comprising shower cubicle with shower unit, pedestal wash basin and low flush WC. The shower room is fully tiled with a panelled ceiling, Velux double glazed skylight window, and a chrome heated towel rail/radiator.

From the Landing a door opens to

### BEDROOM FOUR

15'9" x 11'11"

With fitted wardrobes to one wall and matching dressing table, two Velux double glazed skylight windows, access to loft and under the eaves storage, one single radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM FIVE

13'5" x 8'8"

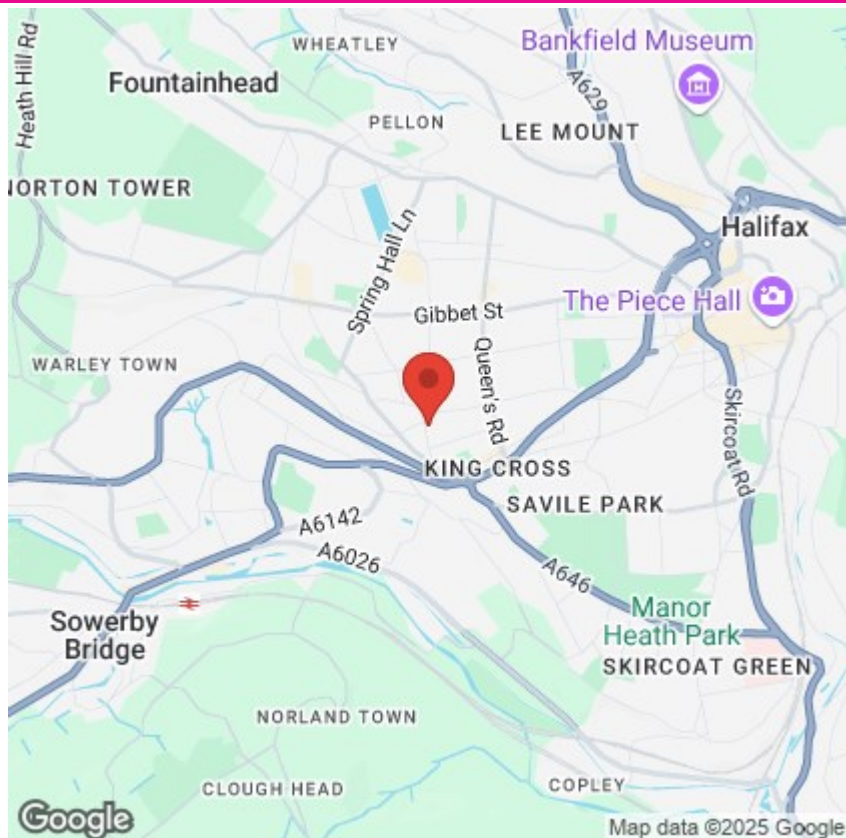
With two Velux double glazed skylight windows, one double radiator, built-in bedroom furniture to one wall with matching dressing table, one double radiator, access to under the eaves storage, one telephone point, one TV point, and a fitted carpet.

### GENERAL

The property is constructed of stone and surmounted with a blue 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 C

### EXTERNAL

To the front of the property there is a small garden with flagged path leading to the front entrance door. To the rear there is a large concreted yard with double gates providing off road parking facilities for several vehicles.



**Directions**  
SAT NAV HX1 3QU

## Viewings

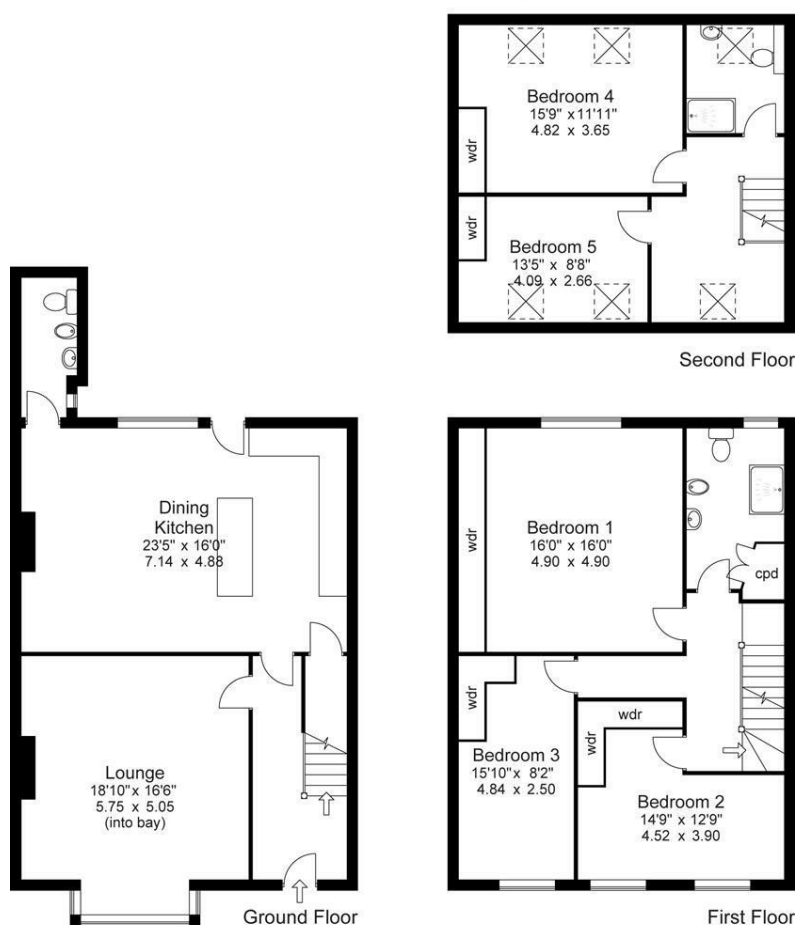
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

E

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>		76
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 2050 Sq. Feet  
= 190.5 Sq. Metres



For illustrative purposes only. Not to scale.