



120A Stainland Road, Greetland, Halifax, HX4 8BQ
£180,000

bramleys



This spacious three-bedroom end-terrace property is perfectly suited to a professional couple or family and is located on the outskirts of the highly sought-after village of West Vale. Offering well-planned accommodation across three levels, the property briefly comprises: lower ground floor entrance hallway, generous double bedroom with en suite bathroom, and a useful store room. On the ground floor, you'll find a bright and airy lounge along with a modern dining kitchen, featuring a four-ring gas hob, electric oven, extractor fan, and patio doors opening onto a balcony—ideal for outdoor dining or relaxation.

The first floor hosts two further bedrooms and a family bathroom fitted with a white three-piece suite. Externally, the property enjoys a small paved garden to the front and benefits from a garage to the rear.

With excellent access to Halifax town centre and the M62 motorway network, this home offers a fantastic opportunity for those seeking convenience, space, and a desirable location.



GROUND FLOOR:

Entrance Porch

Accessed via a uPVC external door and having a uPVC double glazed window.

Lounge

15'3" x 9'6" (4.65m x 2.90m)

Having a uPVC double glazed window, a central heating radiator and a gas fire.

Dining Kitchen

15'3" x 9'2" (4.65m x 2.79m)

Having a range of wall and base units with working surfaces over, a sink unit with side drainer, uPVC double glazed window, central heating radiator, sliding doors giving access to the balcony, integrated fridge, 4 ring gas hob with electric oven beneath and space and plumbing for an automatic washing machine.

LOWER GROUND FLOOR:

Entrance Hall

With central heating radiator.

Master Bedroom

11'2" x 9'1" (3.40m x 2.77m)

Having a central heating radiator and a uPVC double glazed window.

Ensuite Bathroom

Comprising of a white 3 piece suite incorporating a low flush WC, hand wash basin and a panelled bath with shower over. There is a central heating radiator.

Store

8'10x 8'0 (2.69mx 2.44m)

With central heating radiator.

FIRST FLOOR:

Landing

Bedroom 2

13'2" x 9'5" exc robes (4.01m x 2.87m exc robes)

Having fitted 4 door wardrobe, uPVC double glazed window and a central heating radiator.



Bedroom 3

9'3 x 7'7 (2.82m x 2.31m)

Having a fitted wardrobe, bulkhead storage cupboard, uPVC double glazed window and a central heating radiator.

Bathroom

Having a white 3 piece suite incorporating a low flush WC, hand wash basin and a panelled bath with separate shower attachment, a uPVC double glazed window and a central heating radiator.

OUTSIDE:

Small paved garden to the front and garage providing off road parking at the rear. Balcony off the dining kitchen to the rear enjoying a pleasant open aspect.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave our Elland office travelling up Victoria Road bearing right on the bend as the road becomes Jepson Lane and in turn Long Wall. At the junction bear left onto Saddleworth Road and proceed down the hill to the traffic lights. Bear left onto Stainland Road continuing along under the viaduct where the property can then be found to the right hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

