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Kiln Croft, Stainland Halifax,

**Offers in the region of
£150,000**

This well-presented one-bedroom cottage is located in the popular residential area of Stainland. The property would be ideal for a first time buyer or a professional couple looking to access the M62 motorway network serving Leeds and Manchester. The accommodation comprises an open-plan kitchen/dining/living room and, on the first floor, a double bedroom and a house bathroom. The property benefits from a gas-fired central heating system and timber double-glazing. Externally, at the front of the property, there is an enclosed garden with a patio, along with two off-road parking spaces.

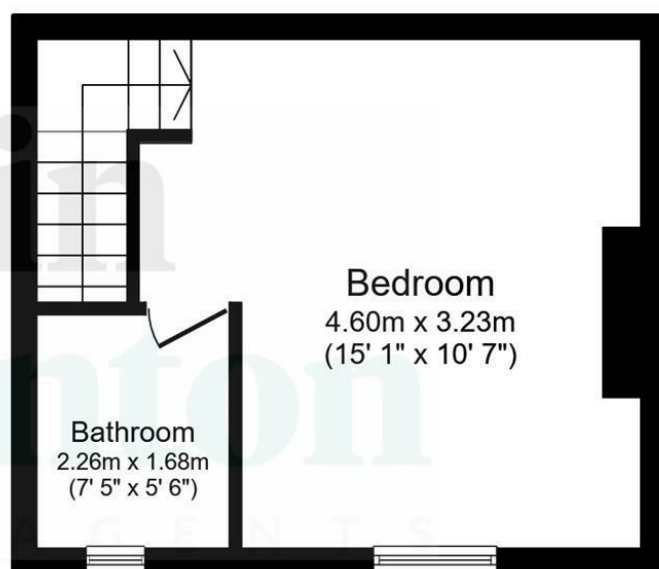
**Kiln Croft, Stainland
Halifax,**

Floorplan



Ground Floor

Floor area 23.2 sq.m. (250 sq.ft.)



First Floor

Floor area 23.2 sq.m. (250 sq.ft.)

Total floor area: 46.4 sq.m. (499 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Kiln Croft, Stainland

Halifax,

Details



Entrance

A timber barn style door with a double-glazed insert opens to the kitchen/living area.

Kitchen/Living Area

This open-plan room has a kitchen area comprising a range of high gloss wall and base cupboards, roll-edge worktops with brick style tiled surrounds and a Belfast style sink. Integrated appliances include an oven and hob. There is space for a freestanding fridge and freezer. The worktop forms a breakfast bar area. There is vinyl style flooring to the kitchen area and timber and double-glazed windows with exposed stone mullions to the front elevation. There are exposed beams to the ceiling, a ceiling light point and a radiator. The living area has a brickwork chimney breast and a stone hearth, home to a multi-fuel stove. It has exposed beams to the ceiling, a ceiling light point and a useful under stairs cupboard with plumbing for an automatic washing machine. A staircase leads up to the bedroom.



First Floor Bedroom

This double bedroom is positioned at the front of the property and has a feature stone wall, timber flooring and timber and double-glazed windows with exposed stone mullions. There are beams to the ceiling and a stone chimney breast, home to an original cast iron fire. This room is home to the Heatline central heating boiler. A timber door gives access to the bathroom.



Kiln Croft, Stainland Halifax,

Details



Bathroom

The bathroom has a white suite comprising a P-shaped bath with a waterfall style tap rising to a shower head, a pedestal wash hand basin with a mixer tap and a low-level WC. A timber and double-glazed window overlooks the front elevation. There is ceiling downlighting, tiling to the floor, contrasting tile to the walls and a chrome ladder style heated towel rail.



External Details

At the front of the property, there is a flagged seating area, perfect for outdoor entertaining, fenced boundaries and mature shrubbery borders. There is an outdoor light point and two off-road parking spaces.



Tenure

The vendor confirms the property is Freehold.

Kiln Croft, Stainland Halifax,

Directions

