



181 Stainland Road, Halifax, HX4 9AJ

£275,000

Offered FOR SALE is this deceptively spacious FOUR bedroom stone built terrace in the popular area of Holywell Green. Accommodation comprises; Lounge, dining kitchen and rear lobby. Vaulted cellar. To the first floor; landing, two double bedrooms and bathroom. To the second floor; landing, two bedrooms and shower room. Yard to front and garden to rear. Double garage and off road parking for two cars. Gorgeous views to the rear. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Lounge 14'1" x 14'7" (4.3 x 4.45)

Upvc double glazed window to front and side. Two radiators, original stone fireplace with tiled base and Upvc door with Upvc obscure double glazed window above to side. T.v. aerial lead, telephone point and mobile room stat. Door to dining kitchen;

Dining Kitchen 10'9" max x 15'8" max (3.3 max x 4.8 max)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for under counter fridge and freezer, electric oven, four ring gas hob and extractor hood above. Dishwasher, plumbing for washing machine and ceramic sink and drainer. Original stone fireplace, radiator, Upvc double glazed windows to side and rear and 'Worcester' condensing combi boiler (installed 2024). Door to staircase access to lower ground floor and door to rear lobby;

Rear Lobby

Upvc door and Upvc obscure double glazed window above to rear. Staircase access to first floor.

Lower Ground Floor

Cellar

Vaulted cellar with stone flagged floor, Upvc double glazed window to side, electric meter and fusebox.

First Floor

Landing

Radiator, staircase access to second floor and doors to bathroom and bedrooms;

Bedroom One 14'1" max x 14'5" max (4.3 max x 4.4 max)

Double bedroom with radiator, original stone fireplace and Upvc double glazed window to front.

Bedroom Two 9'2" x 14'1" (2.8 x 4.3)

Double bedroom with radiator, original stone fireplace, exposed beam to ceiling and Upvc double glazed window to rear.

Bathroom 6'0" x 6'2" (1.85 x 1.9)

Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower over and folding glass shower screen. Tiled floor, part tiled walls, chrome heated towel radiator. Spotlights and Upvc obscure double glazed window to side.

Second Floor

Landing

Laminate floor, wall light, exposed beam to ceiling and wooden double glazed velux window. Doors to shower room and bedrooms;

Bedroom Three 8'6" max x 10'7" max (2.6 max x 3.25 max)

Laminate floor, radiator, usb socket and wall light. Exposed beams to ceiling and wooden double glazed velux window.

Bedroom Four 8'6" max x 9'6" max (2.6 max x 2.9 max)

Laminate floor, radiator and wall light. Exposed beams to ceiling and wooden double glazed velux window.

Shower Room 4'9" x 12'3" (1.45 x 3.75)

Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with mains shower. Tiled floor, part tiled walls and chrome heated towel radiator. Exposed beams to ceiling, spotlights and wooden double glazed velux window.

External

Enclosed yard to front. Pathway to side. Gas meter. Garden to the rear over the balcony where the superb view can be enjoyed.

Garage

Double garage with up and over doors and having power and light.

Parking

Off road parking for two cars. On street parking also available.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

E

Council Tax Band

B

Water

Water Rates

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

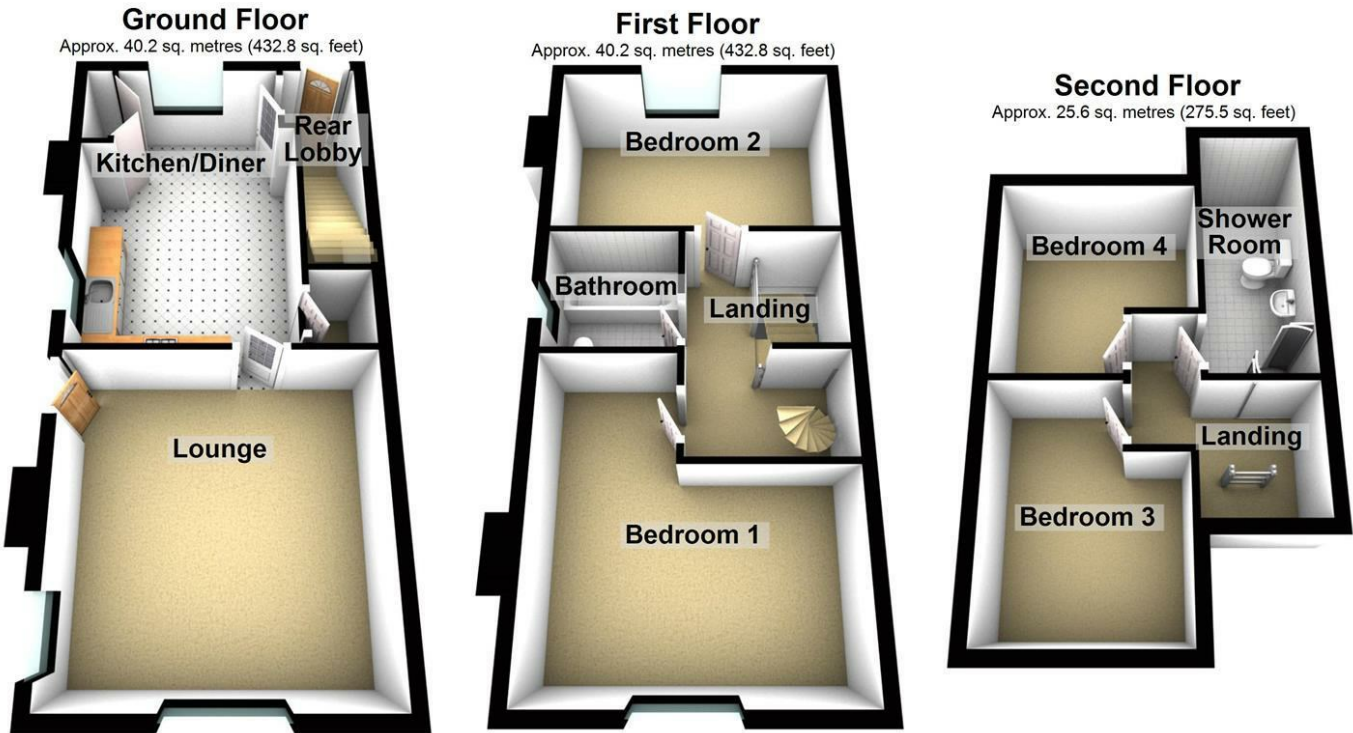
Boundaries & Ownerships

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.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

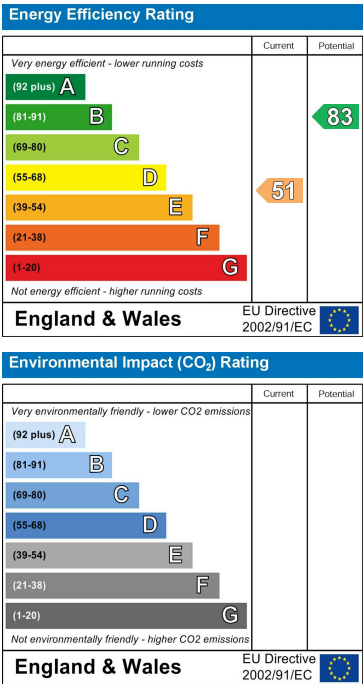


Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.