

BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



www.edkinsandholmes.co.uk
01422 310044

Floor 1 (Annexe)



Floor 3



TOTAL: 110 m²
FLOOR 1: 32 m², FLOOR 2: 51 m², FLOOR 3: 27 m²
WALLS: 13 m²

Measurements deemed highly reliable but not guaranteed.



Stainland Road

Stainland, Halifax, HX4 9HF

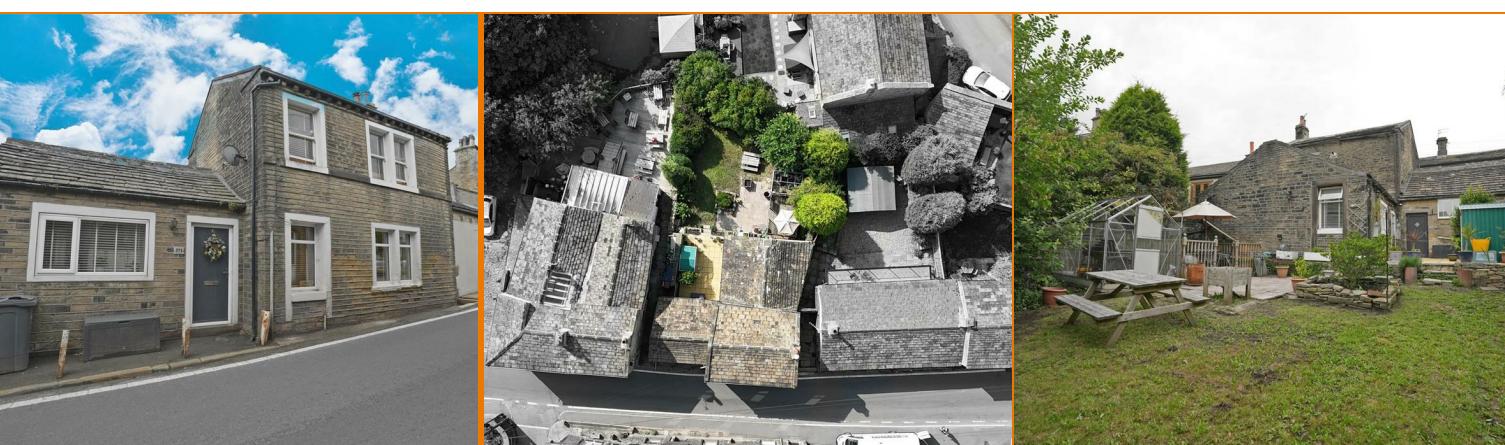
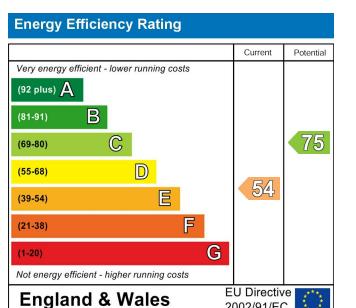
Auction Guide £180,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED
SURVEYORS



AUCTIONEERS



ESTATE
AGENTS



VALUERS



LETTING AND
MANAGEMENT
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**** FOR SALE BY TRADITIONAL AUCTION CONDITIONS ***
PRICED FOR 2026 *** FULL OF CHARACTER *** ONLINE
BIDDING PORTAL *** VISIT OUR WEBSITE TO REGISTER &
BID ***

An exciting auction opportunity situated in the sought after and picturesque village of Stainland.

This charming house presents a unique opportunity for prospective buyers with a lovely rear garden and an attractive price designed for a prompt sale, making it an enticing prospect for those looking to invest in a home with character and potential.

This versatile property will be sold under traditional auction conditions, providing a more straightforward and transparent buying process. Bidding will take place via an online platform, making it accessible and convenient for all interested parties.

VISIT OUR WEBSITE TO REGISTER INSPECT THE LEGAL
PACK AND THEN TO BID!

With its appealing features and prime location, this house is an excellent opportunity for investors looking to expand their portfolio or those wishing to expand into the holiday let market.

Do not miss the chance to make this delightful property your own and book your viewing now to see the flexible and well presented accommodation on offer.

OPEN TO BID FOR 24 HOURS FROM FEBRUARY 5TH AT
NOON UNTIL FEBRUARY 6TH ALSO AT NOON.

ENTRANCE HALL

Radiator. Composite door to front elevation.

LOUNGE

15'5" x 19'5"

Multi fuel stove set in Inglenook fireplace. Radiator.
UPVC double glazed windows to front and side elevations.

KITCHEN

13'4" x 10'6"

Fitted kitchen with base units. Stainless steel one and a half bowl sink. Range cooker (included). Gas / electric cooker point. Plumbing for washing machine. Plumbing for dishwasher. Radiator. Exposed stone wall and beam. UPVC double glazed windows to front and rear elevations.

LANDING

Stairs leading from lounge.

BEDROOM ONE

9'0" + recess x 15'0"

Built in wardrobes. Radiator. Two wooden single glazed windows to front elevation.

BATHROOM

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Towel radiator. UPVC double glazed window to rear elevation.

ANNEX:

LIVING/KITCHEN

16'7" x 9'6"

Feature Inglenook fireplace. Radiator. Base units. Stainless steel sink. Plumbing for washing machine. Walk-in pantry. Two wooden double glazed windows to rear and side elevations.

BEDROOM

16'7" x 9'6"

Radiator. UPVC double glazed window to side elevation.

SHOWER ROOM

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. UPVC double glazed window to side elevation.

REAR GARDEN

South facing, enclosed, patio and lawn garden with decking, mature trees and shrubs.

COUNCIL TAX BAND B

LOCATION

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words. The three words designated to this property is: actors.larger.almost

AUCTION INFORMATION

The lot is offered in an online auction which is open to bid from the 5th February for 24 hours with closing bids before 12.00 on the 6th February 2026, subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID

LEGAL INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the

purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

HOLDING FEE

£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

TENURE

We understand that the property is a freehold arrangement. More details will be available in the legal pack which you should inspect before bidding.

VIEWINGS

THROUGH OUR JOINT AGENTS EDKINS HOMES. ON: 01422 310044

