



Stannary House | Stainland | Halifax | HX4 9JD

Asking price £135,000



SHERIDAN
BAILEY
PROPERTY

**Stannary House | Stainland
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Stannary House is located in the heart of Stainland. This first floor, one bedroom property is a real gem. Well presented throughout and available with vacant possession so the benefit of no upward chain. What is surprising about this apartment is the space that it offers throughout and amount of natural light. A comforting homely well of a well loved property which comprises, entrance hall, living/dining room with space of work station if required, fitted kitchen, large bedroom and a bathroom. The property benefits from an allocated parking space and communal grounds.

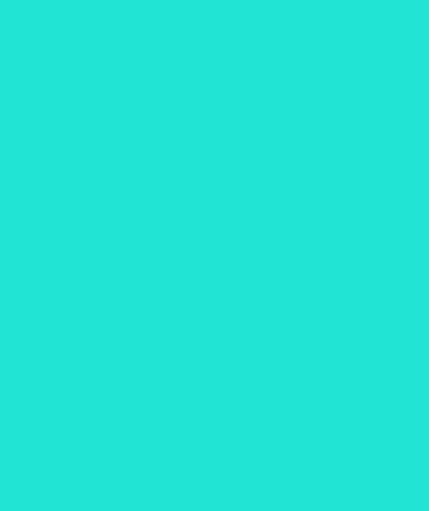
Early viewing essential.

- Vacant Possession - No upward chain
- Beautiful countryside views
- Generously sized one bed apartment
- Well presented and ready to move in to.

Entrance Hall

Front door opens up into a welcoming and homely hallway, open plan leading into the Living/Dining Room. Intercom door entry system.





Lounge/Dining Room

18'2 x 15'4 (5.54m x 4.67m)

Generously sized lounge with an abundance of natural light. This room really is spacious and easily accommodates 2 large double sofas and living room furniture, leaving ample space for a 4 seater dining table and chairs if required. There is even space for a desk/work station. A really well thought out room, and with large windows to front elevation to take in those countryside views. Twin recesses can house TV/media. Open plan leading into the Kitchen.

Kitchen

11'11 x 7'2 (3.63m x 2.18m)

Good sized Kitchen comprising a range of hi gloss black and white wall and base units with wood effect worktops over. Integrated appliances include, 4 ring induction hob, low level electric oven, eye level microwave, wine chiller, slimline dishwasher and larder fridge/freezer. Sink and drainer with mixer tap over. Feature window beautifully frames the church and countryside beyond. Good preparation space and storage.

Bedroom

18'0 x 13'1 (5.49m x 3.99m)

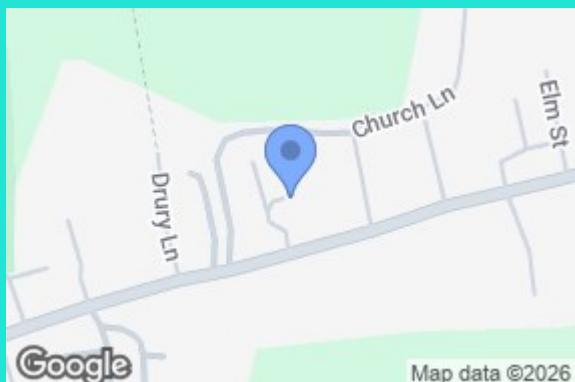
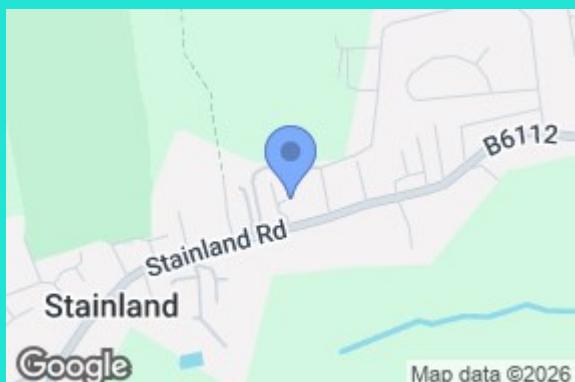
Generously sized double bedroom. Twin set of triple wardrobes (not fitted but can be included in the sale) Large window to side elevation permitting natural light and views of church and countryside.

Bathroom

Good sized fully tiled bathroom comprising, bath, corner shower cubicle, low level WC and wash handbasin with vanity store with 2 drawers under.

External Space.

Enter Stannary House via a private gate, flagged pathway through communal garden and stone steps up lead to main entrance and communal hallway. Staircase leads to property on first floor. There is an allocated parking space.



SB
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Lounge/Dining
18'2" x 15'4"

Bathroom
5'7" x 10'3"

Kitchen
11'11" x 7'2"

Bedroom
18'0" x 13'1"

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

HX4 9FD
Internal - 701ft²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(70-80)	C	
(55-69)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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