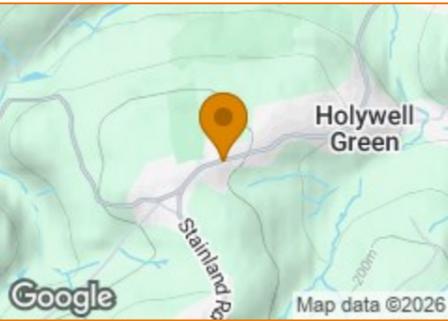


BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

E&H
www.edkinsandholmes.co.uk
01422 310044

Floor 1 (Annexe)
Sitting Room 3.11 m x 3.35 m
Kitchenette 3.09 m x 3.25 m
Bedroom 2.55 m x 3.71 m
Bath 2.30 m x 1.36 m

Floor 2
Kitchen 3.20 m x 4.25 m
Living Room 6.01 m x 4.73 m
Foyer 1.57 m x 2.83 m

Floor 3
Primary Bedroom 4.62 m x 3.69 m
Bath 2.38 m x 1.81 m
Hall 1.45 m x 1.81 m

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.

SHOW & SELL
@showandsell.property



Stainland Road

Stainland, Halifax, HX4 9HF

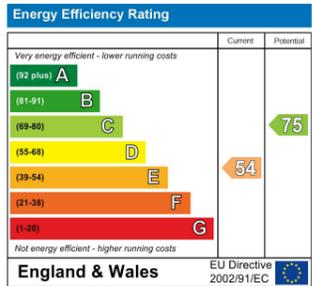
Auction Guide £180,000



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



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Stainland Road

Stainland, Halifax, HX4 9HF

Auction Guide £180,000

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

TENURE

We understand that the property is a freehold arrangement.



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.

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.

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.

