

Stainland Road, Halifax, HX4 9HF
£950

Edkins & Holmes
ESTATE AGENTS

***WATER BILL INCLUDED WITHIN THE RENT"*

Situated in the historic Stainland Mechanics institute (now known as Abbey Manor) is this two bedroom, luxury apartment. The building has been tastefully converted into four apartments but has managed to retain original features such as the stunning high arch windows and original staircase to the communal area. Being located within such an iconic landmark in Stainland Village and having convenient access to the M62 corridor and both Halifax and Huddersfield Town Centres this will make an ideal home for a professional couple or person.

The accommodation, in brief, comprises: Communal hallway with staircase leading to the apartments, entrance hall, spacious living/dining/kitchen, master bedroom, second double bedroom and bathroom. Externally there is an enclosed garden for communal use and an allocated parking space.

Energy Rating: E / Council Tax Band: A







Entrance Hall
with radiator and housing apartment boiler

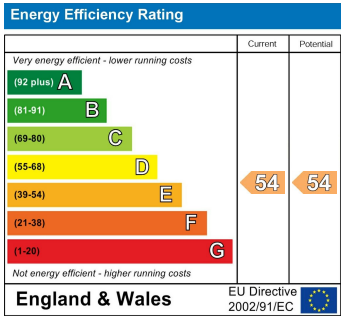
Lounge/Kitchen 15'8" x 15'8" (4.787 x 4.787)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Plumbing for washing machine and dishwasher. Radiator. Wooden double glazed window to front elevation.

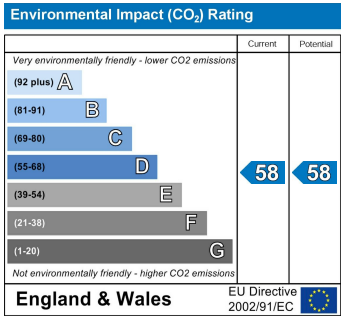
Bedroom 1

Bedroom 2

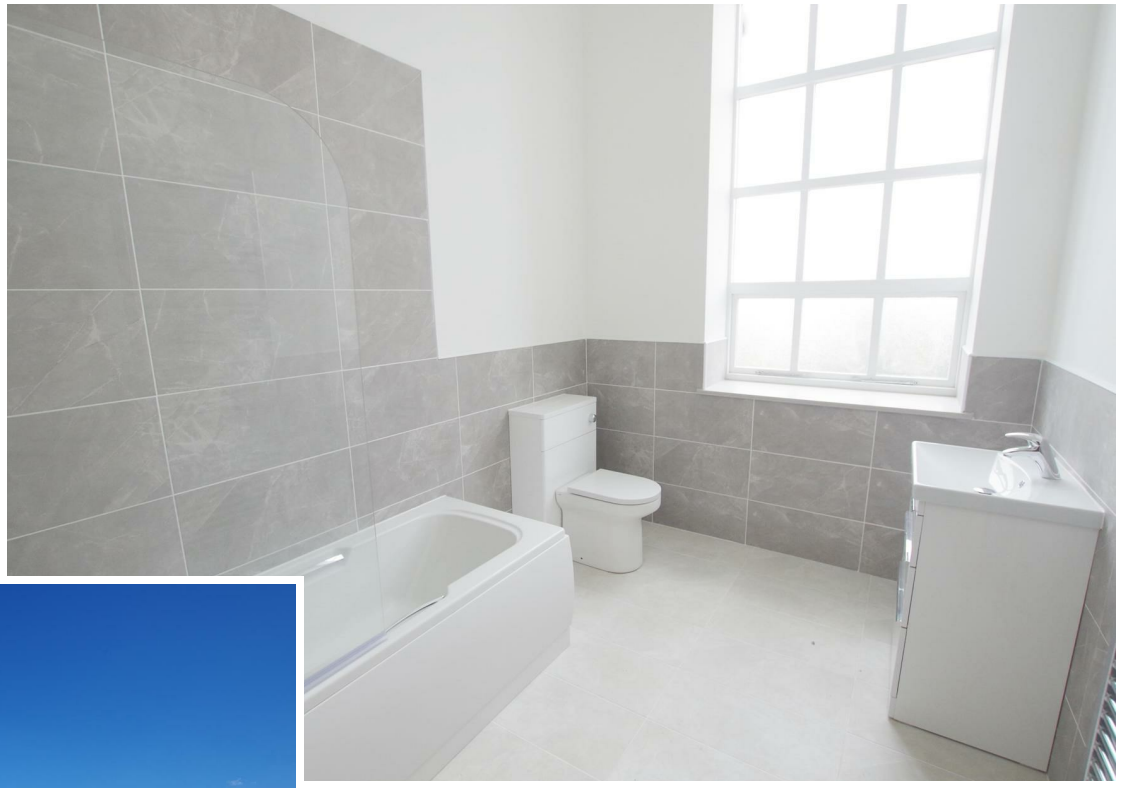
Bathroom
briefly comprising off tiled flooring and part tiles walls, bath with shower overhead, W/C and wash hand basin. Chrome radiator with double glazed window with side aspect.

Lettings Disclaimer
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
















ABBEY MANOR

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