



Co - Operative Terrace, Stainland, HX4 9HJ
£850

E & H
Edkins Holmes
ESTATE AGENTS

Situated in the sought after village of Stainland is this four bedroom, terrace property. With a modern kitchen, double glazing throughout and located conveniently for local schools this is an ideal property for a young or growing family. Having new carpets throughout and being fully re decorated, an internal inspection is advised.

The accommodation, in brief, comprises: Entrance hall, lounge and kitchen to the ground floor. To the first floor are two bedrooms and the house bathroom. To the second floor are a further two bedrooms.

Sorry no pets.



Ground Floor:

Entrance Hall

Laminate flooring. Radiator. UPVC double glazed window to front elevation. UPVC front door.

Lounge 14'10" x 14'10" (4.533 x 4.535)

Coal effect, living flame gas fire. TV point. Laminate flooring. Radiator. UPVC double glazed front door.

Kitchen 14'10" x 6'8" (4.544 x 2.035)

Modern fitted kitchen with a range of wall and base units. Stainless steel single bowl sink. Tiled splashback. Electric oven. Gas hob. Extractor fan. Plumbing for washing machine. Cupboard housing boiler. Laminate floor. Radiator. Access to cellar. UPVC double glazed door to side. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from entrance hall and to second floor. Smoke alarm. Radiator. UPVC double glazed window to front elevation.

Bedroom One 14'10" x 12'2" (4.537 x 3.720)

Feature cast iron fireplace. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'7" x 6'10" (2.625 x 2.099)

Radiator. UPVC double window to front elevation.

Bathroom

White three piece bathroom suite comprising of bath with shower over, low flush WC and pedestal wash hand basin. Storage. Fully tiled walls and floor.

Second Floor:

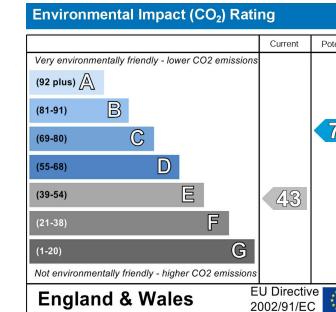
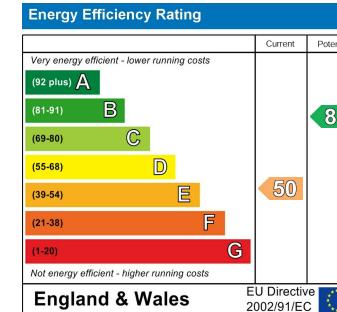
Bedroom Three 15'0" x 8'10" (4.597 x 2.708)

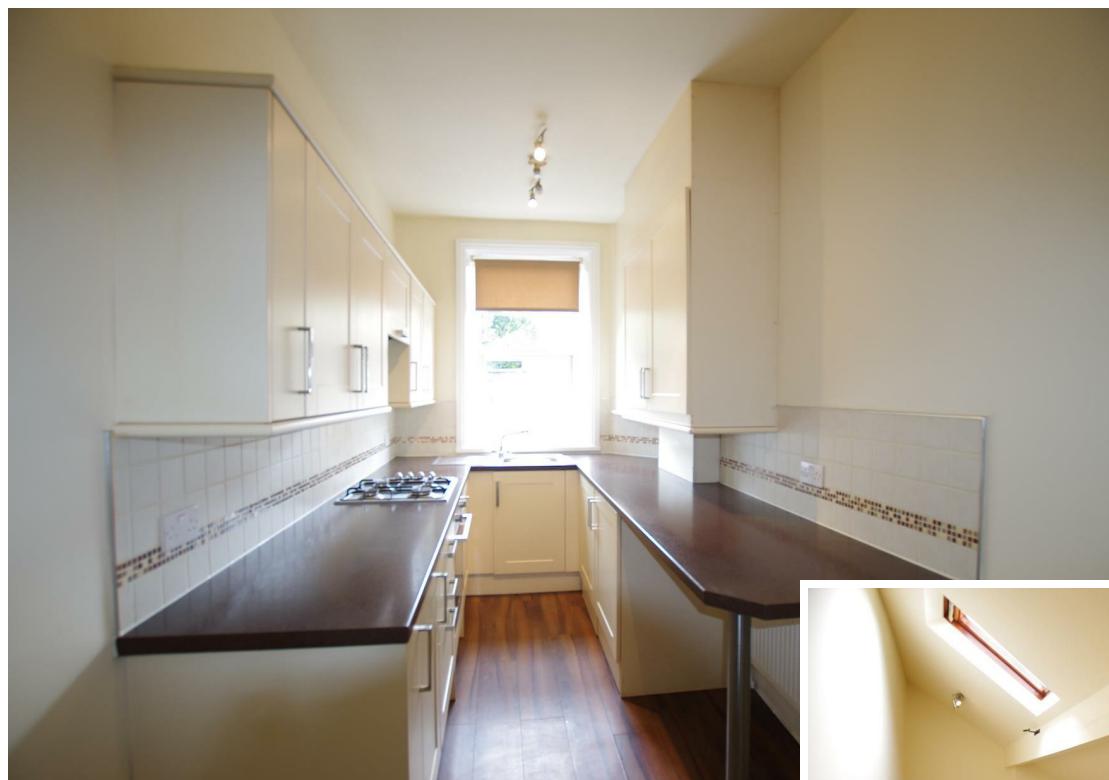
Radiator. Velux window.

Bedroom Four 9'4" x 6'10" (2.860 x 2.100)

Radiator. Sky light.

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.







6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044