



**Back Bowling Green Road, Stainland, HX4 9ND**  
**£105,000**

**E&H** Edkins Holmes  
ESTATE AGENTS

With fantastic rural views this one bedroom, back to back house is situated in the heart of Stainland village with easy access to public transport links and Halifax/Huddersfield town centres along with the M62 corridor an early viewing of this house is strongly recommended.

Available with a sitting tenant who is currently paying £121.53 per week making this ideal for someone looking to start or expand their property portfolio.

The accommodation, in brief, comprises: Entrance hall and open plan living kitchen to the ground floor. On the first floor there is a large bedroom and spacious bathroom.



**Entrance Hall**  
Radiator. UPVC double glazed door to front elevation.

**Lounge / Kitchen 14'4" x 17'3" (4.380 x 5.262)**  
Log burner. Fitted kitchen with wall and base units. One and a half bowl sink. Electric cooker point. Plumbing for washing machine. Access to cellar. Radiator. UPVC double glazed window to front elevation.

**Landing**  
Stairs leading from entrance hall. Loft access.

**Bedroom One 17'4" x 9'9" (5.296 x 2.995)**  
Radiator. UPVC double glazed window to front elevation.

**Bathroom 13'4" x 7'2" max (4.088 x 2.197 max)**  
Wash hand basin. Low flush W.C. Bath with shower over. Cupboard. Boiler. Radiator and traditional electric radiator. UPVC double glazed window to front elevation.

**Council Tax Band**  
A

**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:  
likely.other.slowly

**Disclaimer**  
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strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







