



Stainland Road, Halifax, HX4 9AJ
Per Month £800 Per Month

A fantastic opportunity to secure this well-proportioned two-bedroom period home, arranged over three spacious floors. The property features both a shared courtyard and a private paved garden, offering versatile outdoor space.

EPC Rating: D & Council Tax Band: A



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Entrance Hall

Radiator. UPVC double glazed front door.

Lounge 15'3" x 12'5" (4.659 x 3.808)

Double glazed window to the front. Living flame, coal effect gas fireplace. Ceiling rose. Picture rail. Original skirting and covings.

To The Lower Ground

Rear Porch

Double glazed door to the rear. Double glazed window to the side. Tiled flooring.

Inner Hall

Door to rear porch. Cupboard with window housing boiler. Radiator.

Dining Kitchen 12'6" x 14'11" (3.812 x 4.548)

Double glazed windows to the front and rear. Fitted kitchen with wall and base units. Stainless steel sink. Electric oven. Gas hob. Stainless steel cooker hood. Integrated washing machine, dishwasher and fridge freezer. Living flame coal effect gas fire.

To The First Floor

Bedroom One 9'10" x 9'7" (3.018 x 2.946)

Double glazed window to the front. Fitted wardrobes. Radiator,

Bedroom Two 7'10" x 6'4" (2.4 x 1.934)

Double glazed window to the front. Radiator.

Bathroom

Double glazed window to the front. Bath with shower over. Wash hand basin. W/C. Partial tiling. Radiator.

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.

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Possible
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(11-18) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

