Stainland Road, HALIFAX, HX4 0AQ
PCM £900 PCM

Edkins & Holmes
ESTATE AGENTS

Situated in this highly desirable residential location, within the conservation village of Barkisland, lies this stone built, two bedroomed semi detached cottage residence providing attractive and deceptively spacious unfurnished accommodation. The property has the benefit of uPVC double glazing and gas central heating with the added benefit of a spacious lounge, a modern fully fitted dining kitchen, two bedrooms, a modern bathroom and large dressing room. The property provides excellent access to the local amenities, as well as easy access to, Halifax, Huddersfield and the M62 motorway network linking the business centres of Manchester and Leeds. An early appointment to view in order to avoid disappointment is strongly recommended. EPC Rating D. Council Tax Band: B

Entrance Porch

Downstairs WC
Comprising off low flush WC and hand basin

Inner Hall

Kitchen 10'7" x 11'9" (3.232 x 3.595)
Large fully fitted kitchen with a range of base and wall units. Benefiting from house safe, integrated dishwasher, washing machine and fridge/freezer.

Living Room 15'2" x 12'11" (4.646 x 3.938)

Second Porch

First Floor Landing

Bedroom One 12'1" x 8'6" (3.688 x 2.615)

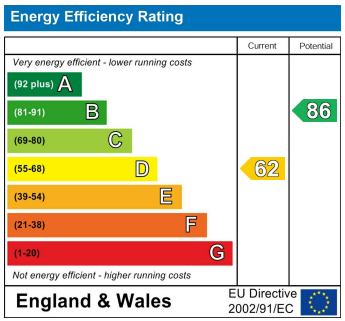
Bedroom Two 8'11" x 8'9" (2.739 x 2.670)

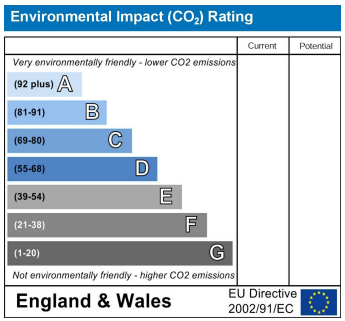
Dressing Room 5'3" x 5'11" (1.620 x 1.825)

Bathroom 8'0" x 5'10" (2.458 x 1.782)
Four piece suite white family bathroom benefiting from low flush WC, hand basin, bath and separate corner shower unit

External
To the rear is a garden with lawn, shrubs and flower beds. The property also benefits from one off road parking space

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.





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