Peter David Properties Ltd

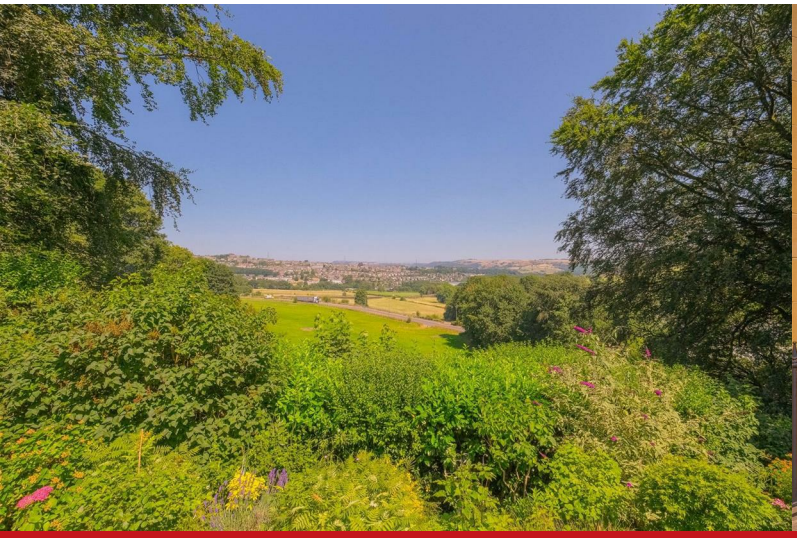
Residential Sales and Lettings

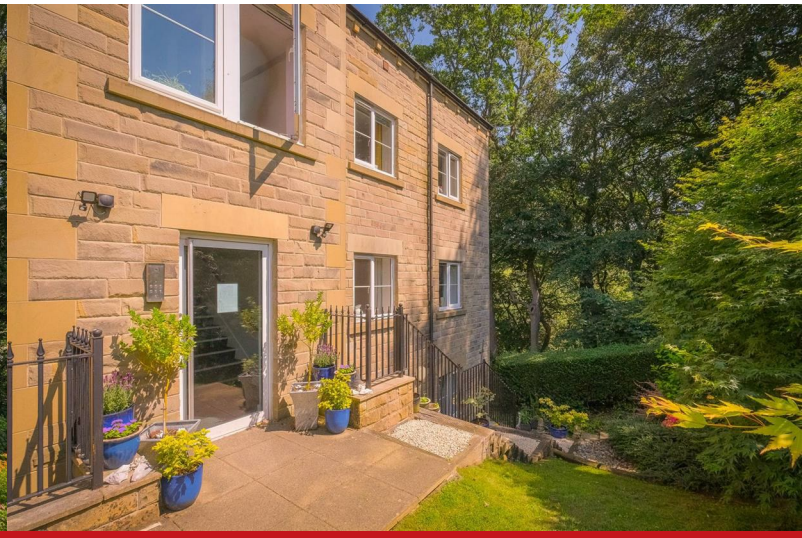


Stainland Road, Holywell Green

£169,950

2 1 1 B









Peter David Properties are delighted to bring this exquisite and generously sized ground floor two bedroom apartment to the market for sale. Located in the sought-after village of Holywell Green, offering easy access to local amenities and transport links.

Enjoy breath taking views of the valley from the open-plan living area which includes a delightful lounge/dining space with a Juliet balcony and a well-equipped kitchen with integrated appliances. The apartment also features two spacious double bedrooms and a modern bathroom.

Outside you'll find allocated and visitor parking as well as beautiful communal gardens. With the added comforts of gas central heating and double glazing.

We highly recommend a viewing to fully appreciate the charm and appeal of this lovely home, which will undoubtedly captivate professional and retired buyers alike.

- TWO BEDROOM GROUND FLOOR APARTMENT
- LEVEL ACCESS
- SOUGHT AFTER LOCATION
- ALLOCATED PARKING
- BEAUTIFUL VIEWS
- LOW SERVICE CHARGES
- EPC RATING B
- COUNCIL TAX BAND B

Accommodation

Communal entrance hall
Enter the building and the apartment can be found on the ground floor.

Entrance hall
This most useful hallway/landing offers a spacious area with two storage cupboards.

Lounge/ Kitchen
Fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks. Stainless steel sink unit with side drainer and mixer tap and a four ring gas hob with tiled splashback, stainless steel extractor hood and electric integrated oven beneath. There is an integrated fridge and freezer, integrated dishwasher, laminate flooring, room for a dining table and chairs and a double glazed window. Following through to the living area there are central heating radiators and UPVC Juliet balcony doors, where the open views across the surrounding valley can be enjoyed.

Bedroom one
A spacious double bedroom with central heating radiator and double glazed window providing ample natural light.

Bedroom two
Double bedroom with central heating radiator and double glazed window.

Bathroom
Partly tiled with a white three piece which comprises of a walk in shower, wall hung low flush WC, wall hung wash hand basin, mirrored cabinet, chrome towel warmer and double glazed window.

External
The apartment building is set back from Stainland Road it has allocated parking and four visitor parking spaces. The apartment building is surrounded by well maintained communal gardens.

Lease detail
No ground rent
Service charges £75 per month.

Directions
Please use postcode HX4 9AJ for sat nav directions. Beechwood Fold is the first left after open fields if coming up Stainland Rd from West Vale.
What3Words: career.reds.tubes

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

















Road Map



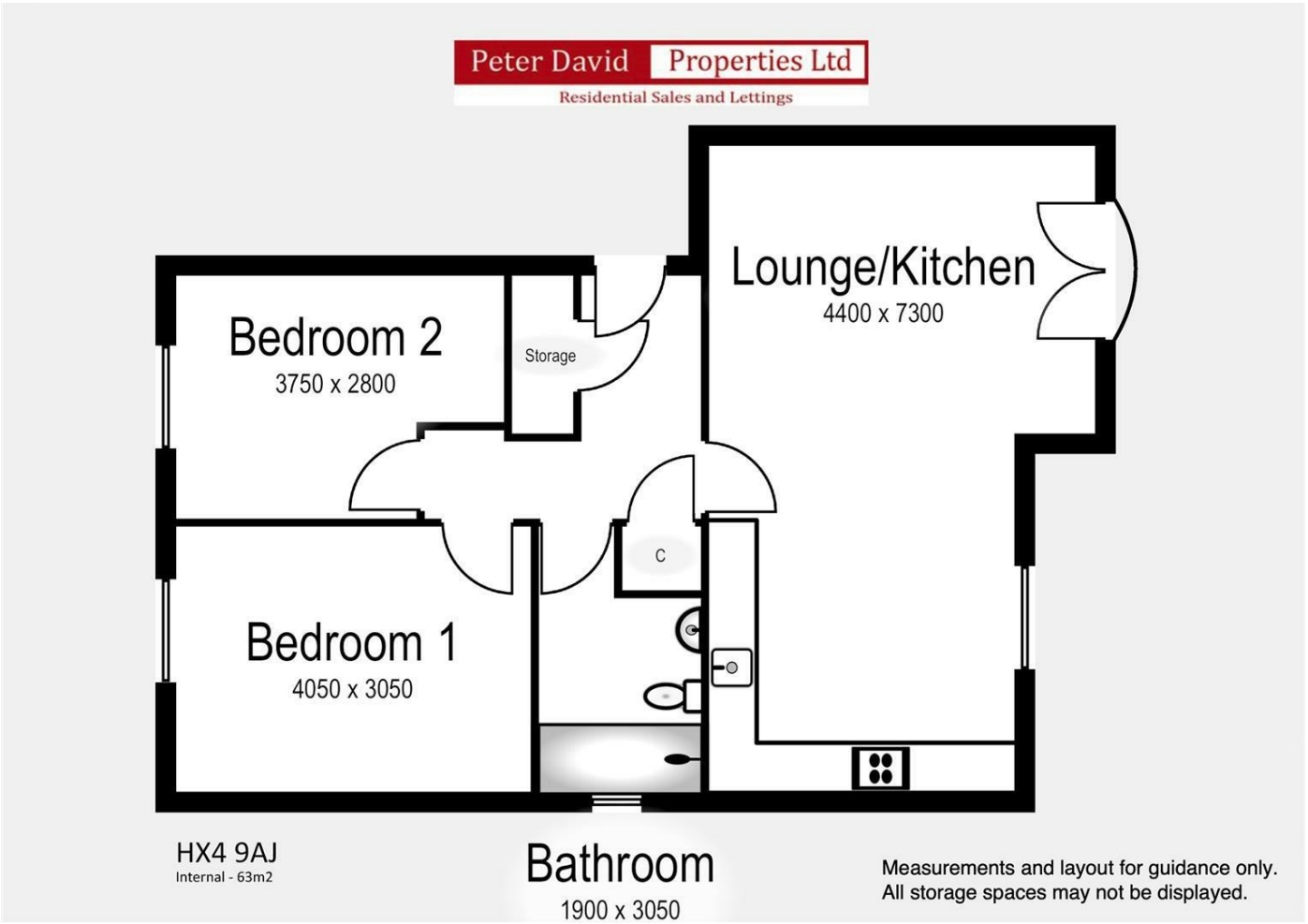
Hybrid Map



Terrain Map



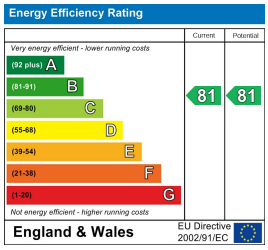
Floor Plan

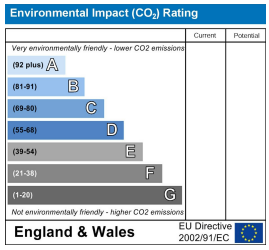


Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
Halifax
HX3 0RP

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk