Station Road, Holywell Green, HX4 9AW
£120,000

Edkins & Holmes
ESTATE AGENTS

Ideal for a first-time buyer,downsizer, buy-to-let investor or those looking for a potential Airbnb/holiday let opportunity, this spacious one-bedroom end terrace cottage is located in the well-regarded village of Holywell Green, with convenient access to local amenities, public transport links and the M62 motorway network.

The accommodation, in brief, comprises: Entrance hall and open-plan lounge and kitchen to the ground floor. To the first floor is a generous double bedroom and modern shower room.

With its manageable accommodation and convenient location, the property could make an ideal first home, rental investment or short-term let, subject to any necessary consents.

Entrance Hall
Radiator. UPVC double glazed window to side elevation. UPVC double glazed front door.

Lounge 16'7" x 10'11" (5.066 x 3.333)
Open plan to kitchen. Exposed ceiling beams. Gas fire. Radiator. UPVC double glazed window to front elevation.

Kitchen
Open plan with lounge. Fitted kitchen with a range of wall and base units. Asterite one and half bowl sink. Tiled splashback. Electric oven. Gas hob with cooker hood over. Plumbing for washing machine. Boiler. UPVC double glazed window to side elevation.

Landing
Stairs from entrance hall. UPVC double glazed window to side elevation.

Bedroom 16'9" x 11'4" into alcove (5.122 x 3.476 into alcove)
Radiator. UPVC double glazed window to front elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. UPVC double glazed window to front elevation.

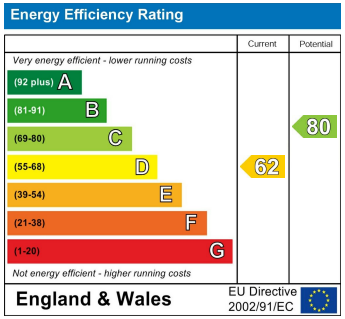
To The Front
Enclosed patio yard with wrought iron gate and fence.

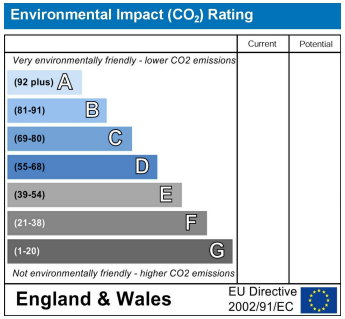
Council Tax Band
A

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.

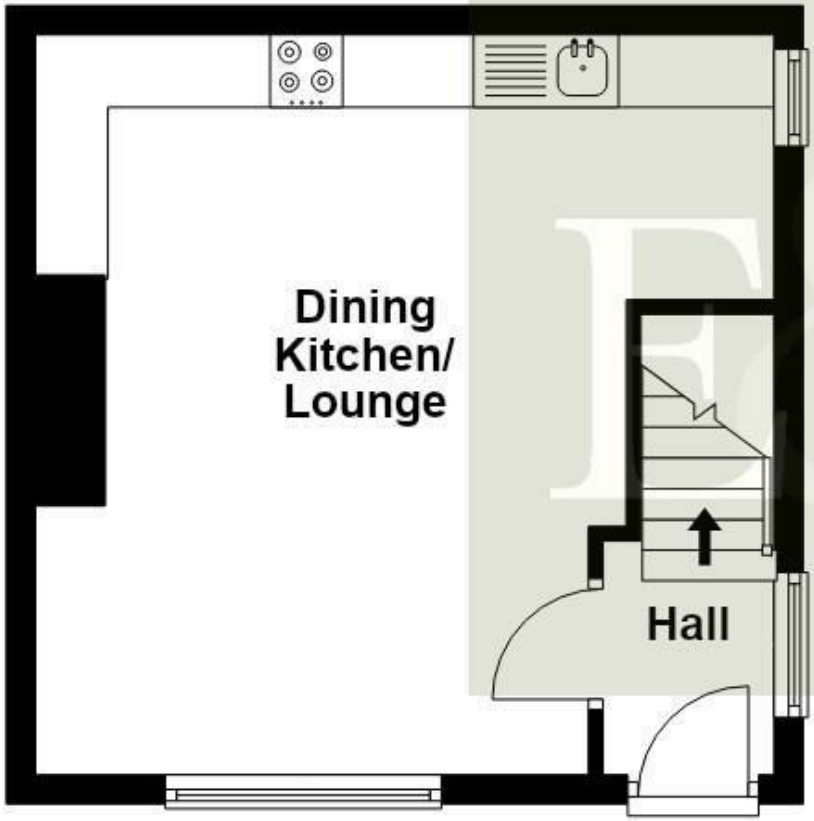
The three words designated to this property is:
weep.breath.economies

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would 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.





Ground Floor



First Floor

All measurements are aprroximate and for display purposes only
Plan produced using PlanUp.

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