Edkins & Holmes
estate agents

6a Stainland Rd
West Vale, Halifax
West Yorkshire
HX4 8AD

Post Office Buildings, Halifax, HX4 0AL
£160,000

A beautifully refurbished one-bedroom stone-built terraced home, combining character features with a stylish contemporary finish and enjoying a convenient position within the sought-after village of Barkisland.

The accommodation has been comprehensively updated and is presented to an excellent standard throughout. The ground floor features an attractive open-plan living kitchen, with a striking stone inglenook fireplace and stove providing a wonderful focal point. The modern Shaker-style kitchen complements the character of the property, while a useful cellar provides additional storage and utility space.

To the first floor is a well-proportioned double bedroom, complete with a feature stone fireplace, together with a stylish shower room featuring a generous rainfall shower.

Further improvements include new central heating, rewiring, replacement windows and door, replastering and new flooring, creating a home that is ready for immediate occupation.

Perfectly suited to those looking for an easy-to-maintain, lock-up-and-go property, the home could also offer excellent potential as a holiday let or Airbnb, subject to any necessary consents. Its location is particularly appealing for visitors attending weddings and events at The Fleece Countryside Inn and The Venue**, while The Piece Hall in Halifax, with its renowned programme of concerts and events, is also within easy reach.

Barkisland is a highly regarded village with a strong community feel and a range of local amenities, while Ripponden, Sowerby Bridge, Halifax and Huddersfield are all readily accessible. The M62 motorway network is also

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Open Plan Living Kitchen 16'4" max x 16'0" max (4.996 max x 4.888 max)

A welcoming open plan reception room with high specification fitted kitchen and inglenook fireplace with log burner.

The kitchen comprises: Shaker style fitted kitchen with a range of wall and base units and wooden worksurfaces. Belfast sink. electric oven and hob. Integrated fridge freezer.

The reception room also benefits from a cupboard housing the boiler, access to both the first floor and the cellar/utility room, radiator, composite double glazed front door and UPVC double glazed windows to front and rear elevations.

Cellar/Utility Room

Base unit and work surface. Radiator

Landing

Stairs leading from the open plan living kitchen. Loft Access.

Bedroom 16'11" max x 9'11" max (5.175 max x 3.037 max)

A spacious double bedroom with feature fireplace. Radiator. UPVC double glazed window to front elevation.

Shower Room

A high specification, contemporary three piece suite comprising shower cubicle, vanity wash hand basin and WC. Tiled splashbacks. Towel radiator. UPVC double glazed window to front elevation.

Additional Information

The property has been fully renovated throughout with new kitchen and shower room, rewire, central heating, new windows and doors and replastered.

Please note that some of the images have used AI in order to show what the property will look like fully furnished.

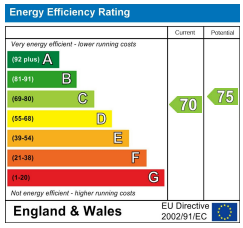
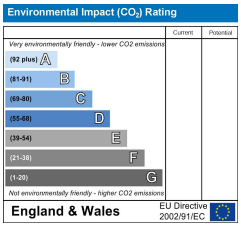
Council Tax Band

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 ///deserved.final.overdrive

Disclaimer

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