



Stainland Road, Halifax, HX4 9HU

£1,350

E&H Holmes
ESTATE AGENTS

Situated in the heart of Stainland Village is this beautiful stone built character property has four bedrooms making this an ideal family home. An internal inspection is highly recommended to appreciate the spacious interior which comprises entrance porch, inner hall, large lounge with separate office room, fitted dining kitchen, and utility room (with access to cellar) all to the ground floor. On the first floor are four bedrooms with the master benefiting from an ensuite and a modern four piece bathroom suite. Gas central heating and double glazing installed. To the front there is an enclosed garden with decking area with a double garage. The property provides for easy access to the M62 corridor which makes this an attractive proposition for anyone commuting to either Leeds or Manchester. Sorry no smokers or pets.

EPC Rating = D

Council Tax Band: E



Entrance Porch

Tiled floor. UPVC double glazed windows to side elevations. UPVC double glazed front door.

Inner Hall

Radiator.

Cloakroom

WC and wash hand basin. Radiator.

Lounge 14'6" x 13'0" (4.429 x 3.977)

Radiator. UPVC double glazed window to front elevation.

Study 14'0" x 6'5" (4.278 x 1.959)

Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 19'2" x 14'6" (5.861 x 4.421)

Fitted kitchen with a range of wall and base units. Stainless steel sink and drainer. Eye level electric oven. Gas hob with cooker hood over. Multi-fuel stove. Radiator. Door to utility room. Two UPVC double glazed windows to front elevation.

Utility Room

Wall and base units. Stainless steel sink. Plumbing for washing machine. Access to cellar. UPVC double glazed window to front elevation.

Landing

Stairs from entrance hall. Radiator. UPVC double glazed window to rear elevation.

Master Bedroom 19'9" x 14'5" max (6.026 x 4.406 max)

Radiator. UPVC double glazed windows to both front and side elevation.

Ensuite

Wash hand basin, shower cubicle and WC. Chrome towel radiator. Fully tiled. UPVC double glazed window to side elevation.

Bedroom Two 13'6" x 9'1" (4.126 x 2.786)

Radiator. UPVC double glazed to front elevation.

Bedroom Three 9'1" plus recess x 7'8" (2.790 plus recess x 2.341)

Radiator. UPVC double glazed window to front elevation.

Bedroom Four 11'8" x 6'4" plus 5'5" x 4'11" (3.573 x 1.932 plus 1.657 x 1.513)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

House Bathroom

Modern four piece suite comprising bath, shower cubicle, wash hand basin and WC. Chrome towel radiator. Fully tiled. Chrome towel radiator.

Garage

Integral double garage.

External

There is a small garden and decking area to the front of the property with off street parking

Lettings Disclaimer

REFERENCING: £150.00 (SINGLE APPLICANT)

£250.00 (JOINT APPLICATION)

GUARANTOR FEE: £75.00

RENT: £895 pcm

Two month's rent is taken in place of a deposit.

As part of our application process, fees will become due for referencing, tenancy administration and an inventory check, these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts. Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. The referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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.







