



2 Drury Lane, Stainland, Halifax, HX4 9HB

£85,000

bramleys



A rare opportunity has arisen to purchase this characterful semi-detached cottage, ideally suited to first-time buyers or investors seeking a project in a highly desirable conservation village. Tucked away from the main road yet within easy reach of local amenities and the M62 motorway network, the property offers both seclusion and convenience. While the property does not have central heating, it benefits from a multi-fuel stove in the lounge and a traditional wood-burning cooker stove in the kitchen—providing a cosy, rustic charm. With uPVC double glazing and an enclosed walled garden/seating area to the front, the accommodation briefly comprises: kitchen, lounge, cellar, first floor double bedroom, and house bathroom. Electricity and gas connections are currently disconnected, making this an ideal blank canvas for those looking to modernise and create a bespoke home. Set in the heart of Stainland, with its nearby Deer Park, character pubs, and restaurants, this is a unique chance to secure a home in one of the area’s most picturesque locations.



GROUND FLOOR:

Kitchen

10'10 x 6'1 (3.30m x 1.85m)

Fitted with a Belfast sink unit and Charlton & Jenrick 'Bakechef' wood burning stove/cooker with oven and hob. Having a uPVC double glazed window to the front elevation, and a composite external door which gives access to the front garden.

Lounge

11'8 x 8'10 max (3.56m x 2.69m max)

Having a uPVC double glazed window to the side elevation, multi fuel stove, ceiling coving, a staircase rising to the first floor level with understairs storage area beneath. Within the understairs storage area, a trap door provides access to the cellar.

FIRST FLOOR:

Landing

Having a loft access point and built in cupboard.

Bedroom

9'7 x 10'10 (2.92m x 3.30m)

Having 2 uPVC double glazed windows to the front elevation allowing for plentiful natural light.

Bathroom

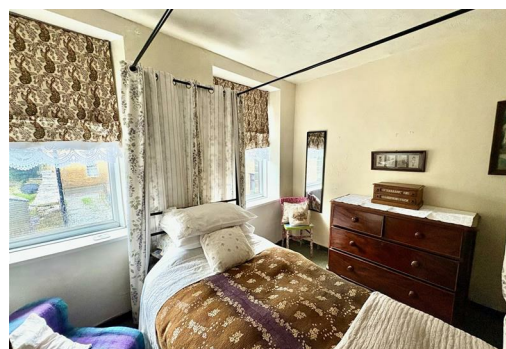
Furnished with a 3 piece suite in white comprising low flush wc, pedestal wash hand basin and panelled bath. There is part tiling to the walls and a uPVC double glazed window to the side elevation.

OUTSIDE:

To the front of the property is an enclosed walled garden area.

IMPORTANT NOTE:

Please be advised that the property is currently without connected gas and electricity supplies. Prospective purchasers should be aware that this may affect mortgage availability. Buyers are advised to make their own enquiries with mortgage lenders and seek independent financial advice prior to making an offer.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave our Elland office travelling up Victoria Road bearing left on the bend into the continuation of Victoria Road proceeding up the hill passing Brooksbank High School. Continue along this road as the road goes down the hill passing The Rock Inn and up Station Road to the junction. At the junction bear left onto Stainland Road and follow this road for approximately 3/4 mile where Drury Lane can be found as a turning on the right and the property found to the right hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

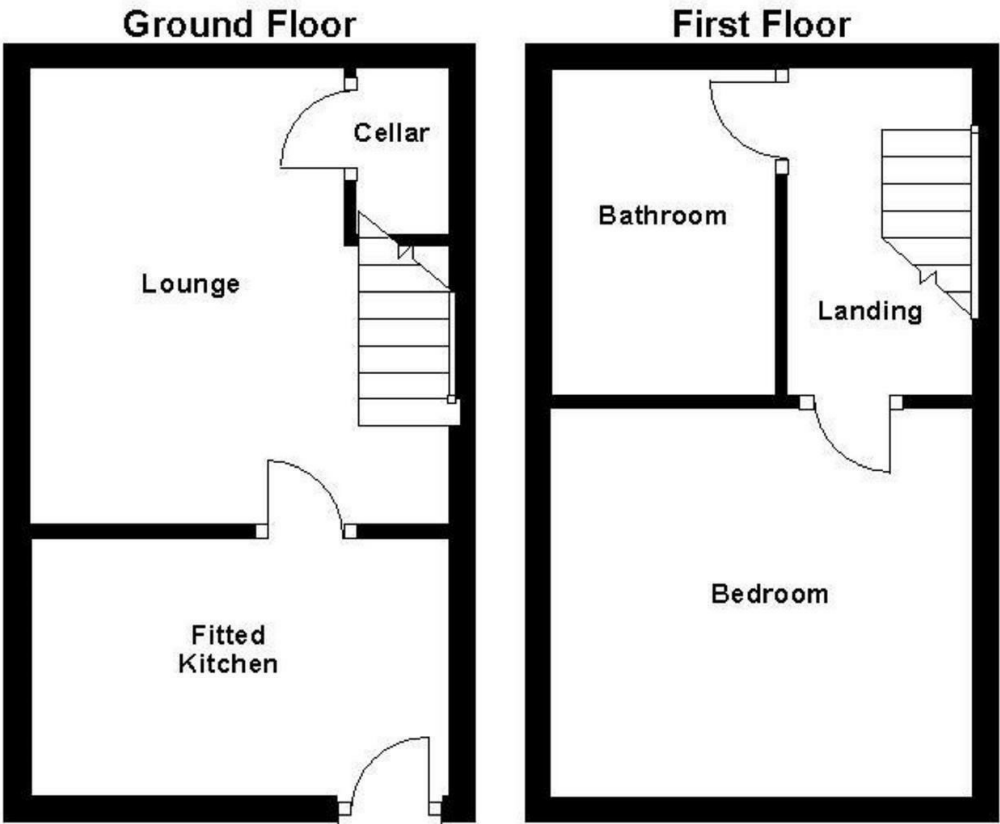
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

