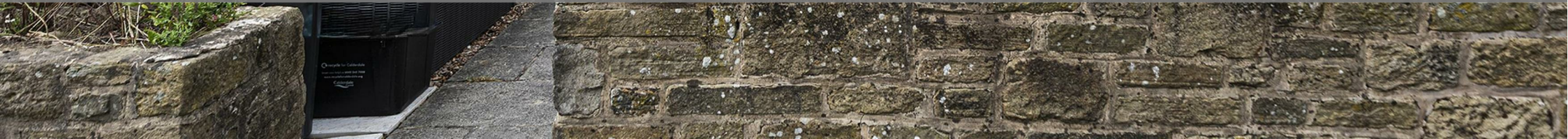




12 Town Ing Mills, Stainland, Halifax, HX4 9EF

£265,000

bramleys



A charming and well presented 3 bedroom, mid terraced cottage. Tucked away, down a private road in the desirable, semi-rural village of Stainland. Offering the perfect blend of character and comfort, the property features a master bedroom with en suite and 2 further bedrooms.

Forming an ideal purchase for the first time buyer or young family alike, this quaint cottage benefits from good access to local amenities whilst enjoying a peaceful, countryside setting.

A rare opportunity to own a beautiful, well maintained property in a sought after location.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a central heating radiator, wall mounted boiler, door providing access to the downstairs WC and a further door leading into the kitchen.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and a wash hand basin with vanity unit beneath. There is also a central heating radiator and tiled splashbacks.

Kitchen

12'11" x 17'7" (3.94m x 5.36m)

This well proportioned dining kitchen is fitted with a range of shaker style wall, drawer and base units with wood working surfaces,. The kitchen is fitted with a Belfast sink, tiled

splashbacks, integrated 4 ring induction hob, oven and extractor hood, dishwasher and washing machine. There is also a useful understairs storage cupboard, central heating radiator, stairs leading up to the first floor and a uPVC double glazed window to the front elevation.

Lounge

11'5" x 17'2" (3.48m x 5.23m)

This superb reception room has an electric fire set into a decorative mantel and surround. This room also has a central heating radiator, uPVC double glazed window to the rear and a set of uPVC French doors which also provide access to the rear.

FIRST FLOOR:

Landing

Having a ceiling hatch which accesses the loft.

Master Bedroom

11'5" x 17'1" (3.48m x 5.21m)

Having a central heating radiator, twin uPVC double glazed windows to the rear elevation and access to the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle with showerhead attachment. There is also tiling to the splashbacks and a central heating radiator.

Bedroom 2

9'6" x 10'5" (2.90m x 3.18m)

With a central heating radiator and a uPVC double glazed window to the front elevation.



Bedroom 3

6'1" x 10'6" (1.85m x 3.20m)

With a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath. There is tiling to the splashbacks and a central heating radiator.

OUTSIDE:

To the front of the property there is a flagged pathway which leads up to the front door. There is a low maintenance pebbled area, with decorative flowerbeds which is enclosed by part wall, part fenced boundaries. To the rear of the property there is a flagged pathway which leads to the patio doors and a low maintenance pebbled area with part wall and fenced boundaries.

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:

From the centre of Elland travel out on Victoria Road passing Brooksbank High School on the left hand side. Continue on the main road which automatically becomes Hammerstone Leech Lane and then Broad Carr Lane, following the road into Holywell Green. Climb up the hill and at the junction turn left into Stainland Road. Follow the road up into Stainland village

and as the road narrows take the left hand turning into Town Ing Way, first left into Town Ing Mills where the property will be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

VIEWINGS:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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