



## 2 bed detached house to buy in

Stainland Road, Stainland, Halifax, West Yorkshire, HX4 9HF

**£165,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Freehold**

## Property features

- ✓ BEING SOLD VIA SECURE ONLINE BIDDING. Terms & conditions
- ✓ SEPERATE ANNEXE WITH LOUNGE/KITCHEN-BEDROOM & SHOWER ROOM
- ✓ SOUGHT AFTER VILLAGE OF STAINLAND
- ✓ GOOD SIZE ENCLOSED REAR
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This unique two bedroom detached house is situated in the highly sought after village of Stainland and is being sold via secure online bidding (terms and conditions apply), with a starting bid of £165,000.

The property is full of character and offers excellent potential, including the possibility to split into two separate dwellings (subject to planning permission). In addition to the main accommodation, there is a separate annexe that features a lounge with kitchen area, a bedroom and shower room, making it ideal for use as a holiday let or for multi-generational living.

The main house comprises a kitchen, generous size lounge with multi fuel burner, well-proportioned bedroom, and bathroom.

Parking is available a short walk from the property.

This versatile property would suit a range of buyers, from investors to those seeking a family home with additional income potential. Viewing is strictly by appointment only.

### Entrance Hallway

Composite entrance door to front, UPVC double glazed entrance door to rear, radiator, part glazed wooden door to lounge, opening to kitchen

### Kitchen

4.04m x 3.05m

13' 3" x 10'

UPVC double glazed window to front, UPVC double glazed window to rear, range of kitchen wall & base units with work surface over & tiled splash back, 1.5 stainless steel sink & drainer with chrome mixer tap, range cooker, plumbing for washing machine & dishwasher, space for fridge/freezer, radiator, exposed stone feature wall & beam

#### Lounge

5.79m x 4.55m

19' x 14' 11"

Two UPVC double glazed windows to front, UPVC double glazed window to side, radiator, feature fireplace with multi fuel burner, wooden panel door to annexe

#### Sitting Room

4.95m x 2.95m

16' 3" x 9' 8"

Two double glazed windows to side, double glazed window to rear, radiator, under stairs storage cupboard, feature fireplace, kitchenette with kitchen base units & work surface over & tiled splash back, stainless steel sink & drainer with chrome mixer tap, wooden panel doors to bedroom & downstairs shower room

#### Shower Room

UPVC double glazed window to side, pedestal wash hand basin with chrome mixer tap, low level WC, shower enclosure with folding glass shower door, chrome mixer valve shower & shower attachment, chrome heated towel radiator, tiling to walls, laminate floor

#### Bedroom Two

3.61m x 2.62m

11' 10 x 8' 7"

UPVC double glazed window to side, radiator

#### First Floor Landing

Loft hatch, built in storage cupboard housing wall mount gas combination boiler, wooden panel doors to bedroom & bathroom

#### Bedroom One

4.8m x 3.02m

15' 9" x 9' 11"

Two sash windows to front, built in storage cupboard, built in wardrobes, radiator, exposed wooden beams to ceiling

## Bathroom

2.36m x 1.6m

7' 9" x 5' 3"

UPVC double glazed window to rear, low level WC, pedestal wash hand basin with chrome mixer tap, panel bath, glazed shower screen, chrome mixer valve shower, fixed shower head & shower attachment, heated towel radiator, laminate floor

## Rear Garden

Enclosed rear garden with stone wall to boundary, paved patio leading to lawned area, decked patio, garden shed, greenhouse, various plants & shrubs, two outside power sockets, three courtesy lights, outside water tap, gated access to side

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Detached House

Parking: None

Year built: 1885

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Wood Burner

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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