



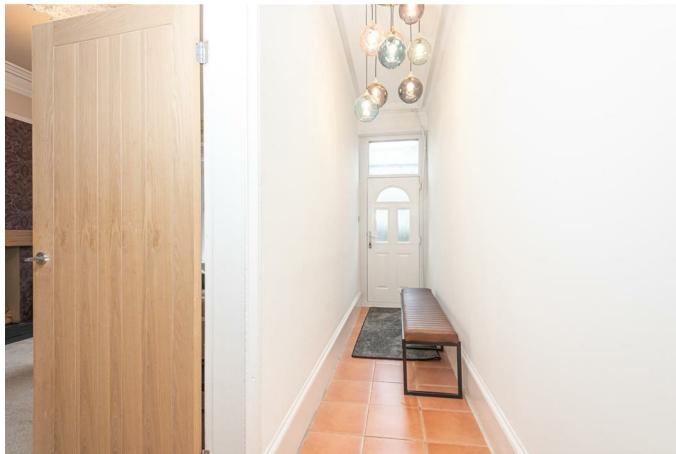
112 Stainland Road, Halifax, HX4 8BQ

**Offers Over £325,000**

Offered FOR SALE is this deceptively spacious FIVE bedroom stone built mid terrace in the sought after area of Greetland, Halifax. Accommodation comprises; Entrance hallway, lounge and second lounge. To the lower ground floor; Dining Kitchen, playroom, utility and shower room. To the first floor; landing, three bedrooms and bathroom. To the second floor; landing and two bedrooms. Garden to front and off road parking to rear. The property has the benefit of Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Hallway



Tiled floor, radiator and cornice to ceiling. Composite obscure double glazed door with double glazed window above to front. Staircase access to first floor and doors to lounge and second lounge;

### Lounge 14'5" x 15'5" (4.4 x 4.7)



Radiator, picture rail, cornice to ceiling and ceiling rose. Upvc double glazed window to front, telephone point and cast iron dual fuel stove with tiled base and wooden mantel.

### Second Lounge 13'5" x 18'0" (4.1 x 5.5)



Radiator, dado rail and composite obscure double glazed door and double glazed window above to rear. Upvc double glazed window to rear, stone fireplace and storage cupboard to one alcove.

### Lower Ground Floor

### Dining Kitchen 13'1" x 18'0" (4 x 5.5)



Having a range of base and floor to ceiling units with laminate worktop and splashback. Dishwasher, composite one and a half sink and drainer, two electric ovens, five ring gas hob and extractor hood above. Fridge, pop up socket, usb sockets and 'Vaillant' condensing combi boiler. Spotlights, understairs storage, telephone point and fusebox. LVT floor, radiator, composite obscure double glazed door and double glazed window above to rear. Door to playroom;

### Playroom 8'4" max x 14'9" max (2.55 max x 4.5 max)



LVT floor, radiator, spotlights and Upvc obscure double glazed window to front.

### Utility 7'8" x 9'0" (2.35 x 2.75)



Wall and base units with laminate worktop and tiled splashback. Plumbing for washing machine, freezer and space for dryer. Radiator, LVT floor and spotlights. Exposed beam and cast iron pillar. Door to shower room;

### Shower Room 5'2" x 8'0" (1.6 x 2.45)



Three piece suite comprising low flush w.c., pedestal wash basin and corner shower cubicle with mains shower. Radiator, LVT floor, exposed beam and spotlights. Part tiled walls, extractor fan, Upvc obscure double glazed window to front, electric meter and gas meter.

### First Floor

### Landing



Staircase access to second floor and doors to bathroom and bedrooms;

## Bedroom One 13'1" x 15'8" (4 x 4.8)



Double bedroom with radiator, cornice to ceiling and Upvc double glazed window to front. Original fireplace with wooden mantelpiece.

## Bedroom Two 10'0" x 10'5" (3.05 x 3.2)



Double bedroom with radiator, original fireplace and Upvc double glazed window to rear.

## Bedroom Three 8'6" x 10'5" (2.6 x 3.2)



Double bedroom with radiator, dado rail and Upvc double glazed window to rear.

## Bathroom 5'1" x 15'8" (1.55 x 4.8)



Four piece suite comprising low flush w.c. sink with vanity unit freestanding bath with floor standing tap and mixer shower and walk in shower with glass shower screen and mains waterfall shower. Tiled floor, part tiled walls, extractor fan and spotlights. Chrome heated towel radiator and Upvc obscure double glazed window to front.

## Second Floor

### Landing

Spotlights and doors to bedrooms;

## Bedroom Four 12'5" max x 18'0" max (3.8 max x 5.5 max)



Double bedroom with radiator, beam to ceiling and wooden double glazed velux window.

## Bedroom Five 12'5" max x 18'0" max (3.8 max x 5.5 max)

Double bedroom with radiator, beam to ceiling and wooden double glazed velux window.

## External



Patio to front, balcony to rear and parking. Electric car charging point.

## Parking

Off Road Parking

## Tenure

We have been advised by the vendor that the property is freehold.

## Energy Rating

TBC

## Council Tax Band

B

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

Call for a FREE, no obligation valuation.

## Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

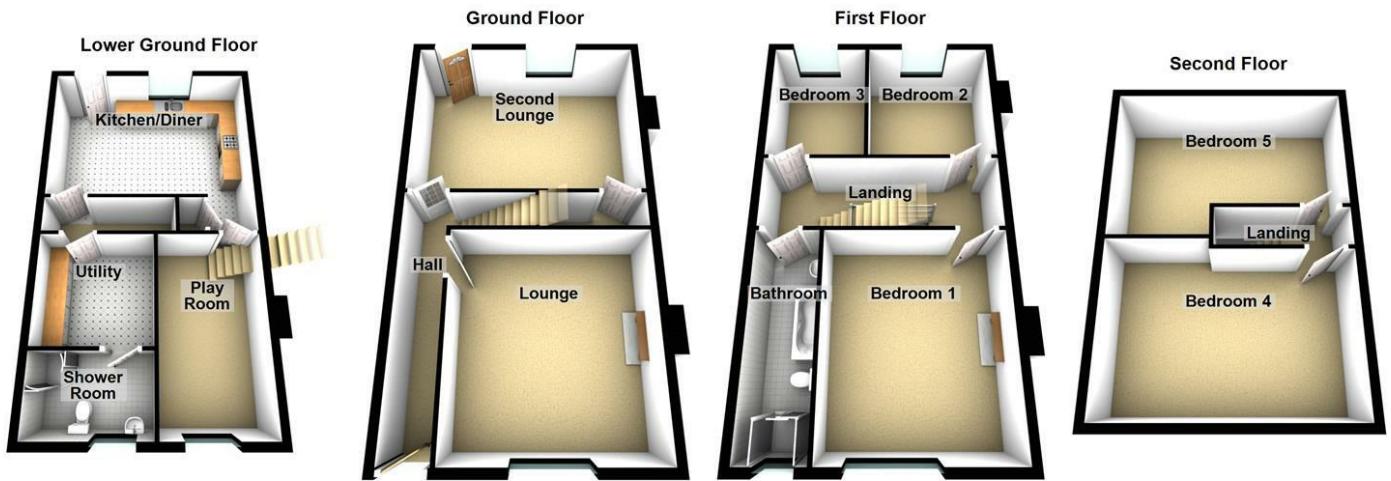
## Boundaries & Ownerships

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.

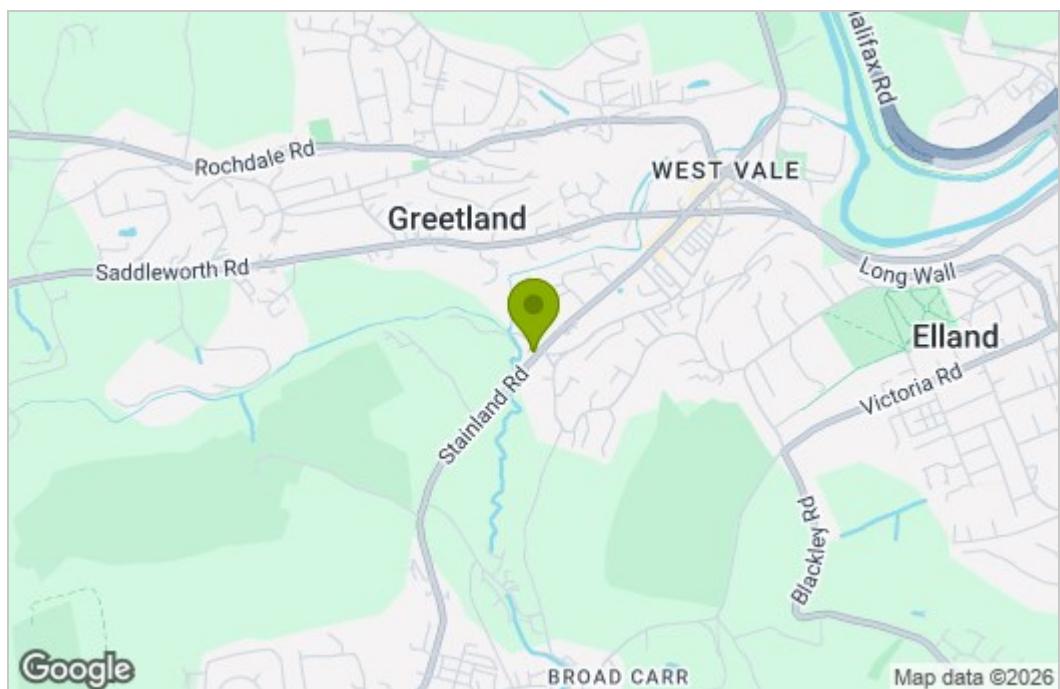
## Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

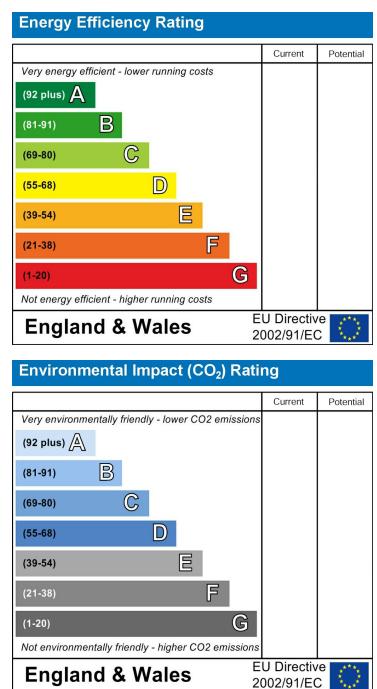
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.