







Albany View Stainland Road, Halifax, HX4 9AJ

£80,000

Offered FOR SALE with NO CHAIN is this TWO double bedroom GROUND FLOOR apartment in the popular area of Holywell Green, Halifax. Accommodation comprises; Entrance hallway, open plan lounge/kitchen, two double bedrooms and bathroom. The property benefits from double glazing and electric heating. Permit parking space. Close to amenities, transport links and access to the M62 motorway network. Ideal for a first time buyer or downsizer. Viewing essential.

Ground Floor

Entrance Hallway




Entrance door, laminate floor, intercom entry system, storage cupboard housing the hot water cylinder and fusebox. Doors to bathroom, bedrooms and lounge/kitchen

Lounge/Kitchen 12'3" max x 19'8" max (3.75 max x 6 max)






Laminate floor, electric panel heater, electric fire with tiled back and wooden fireplace. T.v. point, t.v. aerial lead and telephone point. Wooden double glazed window to rear. Having a range of wall and base units with laminate worktop and tiled splashbacks, stainless steel sink and drainer and breakfast bar. Electric oven, electric hob and extractor hood above. Washing machine and fridge.

Bedroom One 11'1" max x 11'11" max (3.4 max x 3.65 max)




Double bedroom with laminate floor, electric panel heater and two wooden double glazed windows to front.

Bedroom Two 7'2" x 12'5" (2.2 x 3.8)




Double bedroom with laminate floor, electric panel heater and wooden double glazed window to rear.

Bathroom 6'4" max x 7'10" max (1.95 max x 2.4 max)




Three piece suite comprising low flush w.c. sink with vanity unit and bath with electric 'Mira' shower over. Tiled floor, part tiled walls and electric heater. Wooden double glazed obscure window to front.

External






Parking

Permit parking space. Further on street parking available

Tenure

We have been advised by the vendor that the property is leasehold. Annual ground rent £25. Annual Service Charge £1536 for 2026
The service charge covers buildings insurance, window cleaning, gardening, sinking fund and so on. 971 years left on the lease.

Energy Rating

D

Council Tax Band

A

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

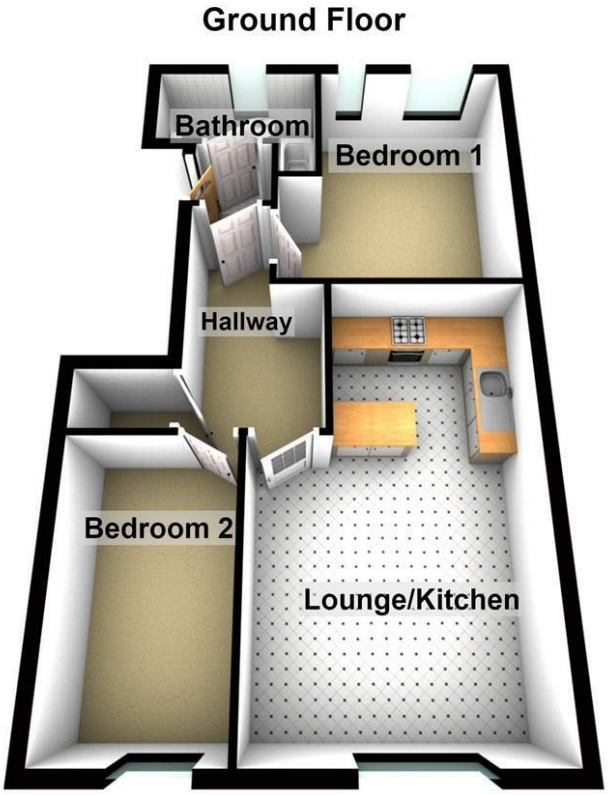
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.

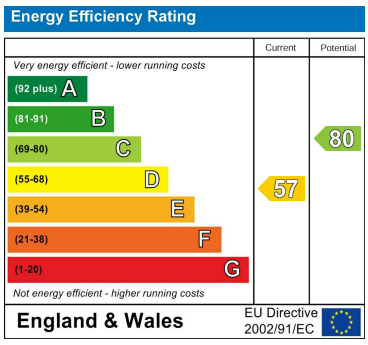
Floor Plan

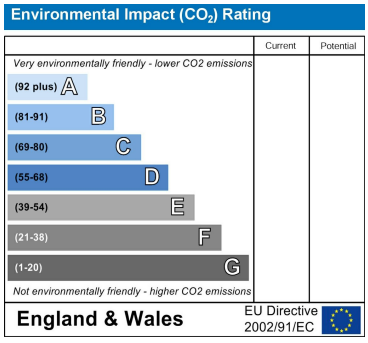


Area Map



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.

5 St Pauls Buildings Southgate, Elland, HX5 0EX
Tel: 01422370320 Email: www.dawsonestates.co.uk