







180 Stainland Road, Halifax, HX4 9AJ

£270,000

Offered FOR SALE is this newly converted THREE bedroom triplex apartment in this popular area of Calderdale. Accommodation comprises; Entrance Hallway, open plan lounge/kitchen, cloaks/w.c./utility, master bedroom with en-suite shower room, further two bedrooms and bathroom. Two car parking spaces available. The property has the benefit of Upvc double glazing and air con/heating. Close to amenities, transport links and access to the M62 motorway network. No expense has been spared. Viewing essential. No chain

Ground Floor

Entrance Hallway 8'4" x 29'6" (2.55 x 9)




Upvc double glazed sliding patio doors, Upvc double glazed door and window to front. Wall lights, electric radiator and door to open plan lounge/kitchen;

Open Plan Lounge/Kitchen 22'9" max x 26'2" max (6.95 max x 8 max)



Sliding Upvc double glazed patio doors, spotlights, air con/heating unit. Telephone point, click flooring system and usb socket. Wall and base units with laminate worktop and splashback. Electric oven, microwave, electric hob and extractor hood above. Stainless steel sink and drainer, dishwasher and space for fridge/freezer. Door to cloaks/w.c/utility;

Cloaks/w.c/utility



Click flooring system, low flush w.c. and space saving sink, spotlights and extractor fan. LVT floor, plumbing for washing machine and space for dryer. Hot water cylinder and fusebox. Staircase access to lower ground floor and first floor;

First Floor

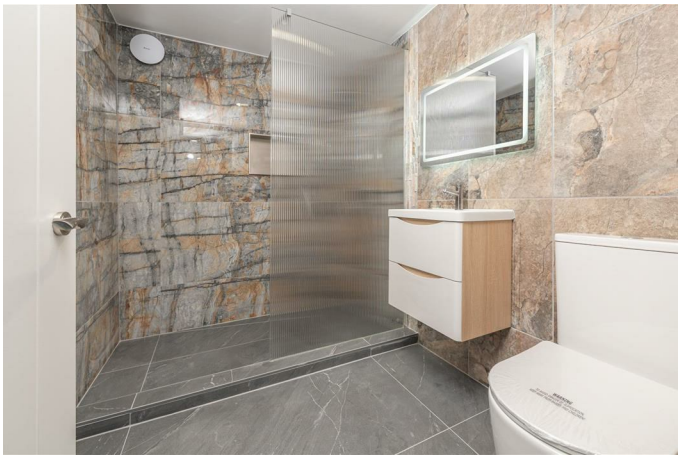
Bedroom One 15'1" x 16'2" (4.6 x 4.95)





Double bedroom with aircon/heating, Upvc double glazed French doors with juliet balcony and Upvc double glazed window. Spotlights and usb sockets. Door to en-suite shower room;

En-suite Shower Room 5'10" x 7'6" (1.8 x 2.3)



Three piece suite comprising low flush w.c. sink with vanity unit and walk in shower with mains shower. Tiled floor, tiled walls and light up mirror. Air vent, inset shelf, spotlights and electric shaver point.

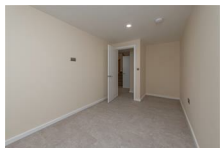
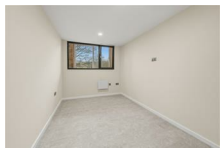
Lower Ground Floor

Landing



Doors to bathroom and bedrooms

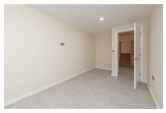
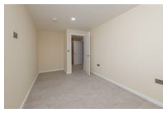
Bedroom Two 7'10" max x 15'3" max (2.4 max x 4.65 max)

Click flooring system, usb sockets, electric panel heater, spotlights and Upvc double glazed window.

Bedroom Three 7'10" max x 14'9" max (2.4 max x 4.5 max)



Click flooring system, Upvc double glazed window to front, usb sockets, electric panel heater and spotlights.

Bathroom



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mixer shower. Click flooring system, air vent and spotlights. Light up mirror, chrome heated towel radiator and shower walls.

External
Enclosed patio area to front

Parking
Two parking spaces

Tenure
We have been advised by the vendor that the property is leasehold.

Energy Rating
C

Council Tax Band
TBC

Viewings
Strictly by appointment. Contact Dawson Estates.

Property to Sell?
Call for a FREE, no obligation valuation.

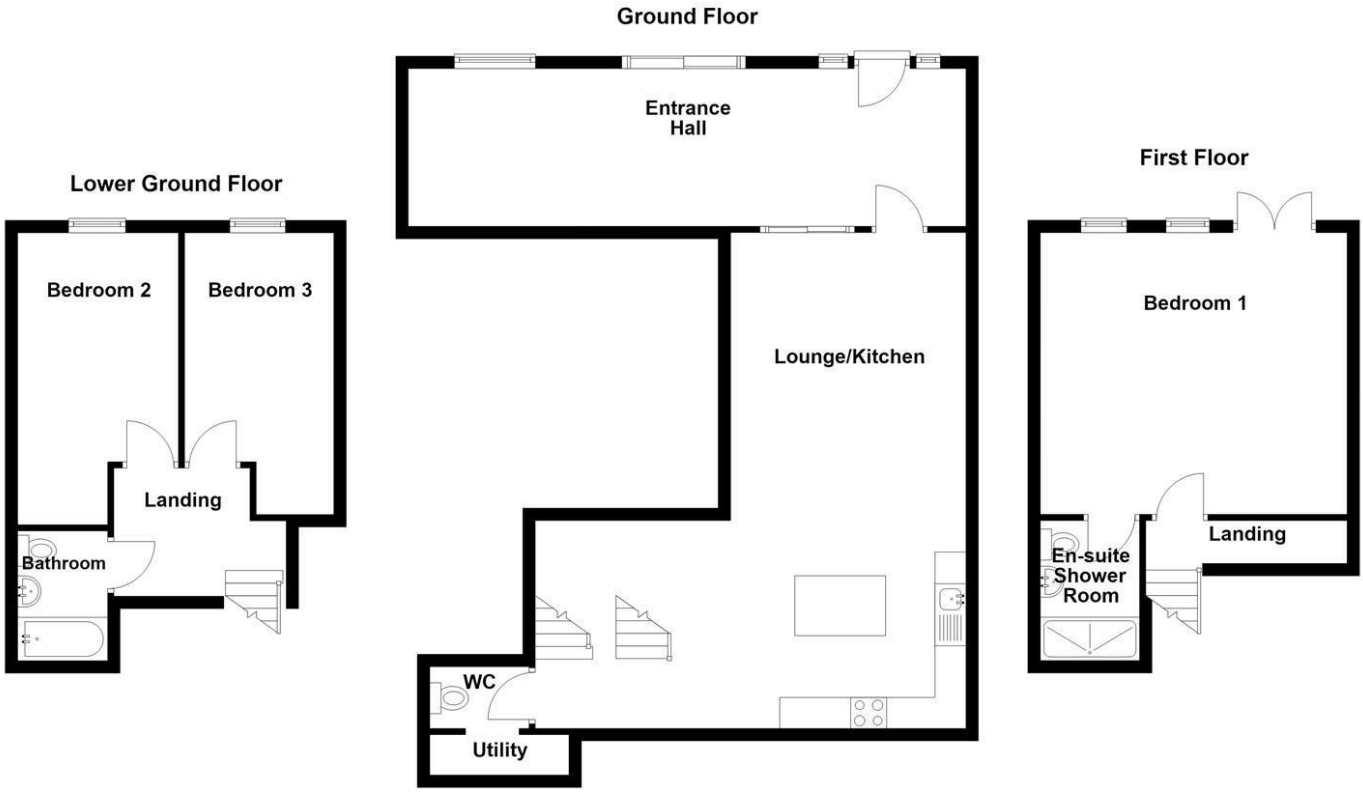
Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

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.

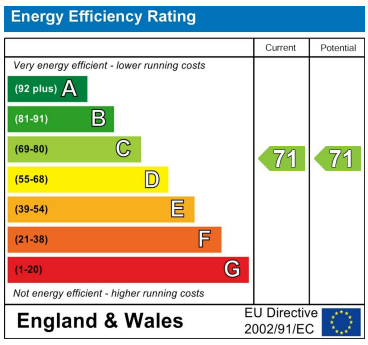
Floor Plan

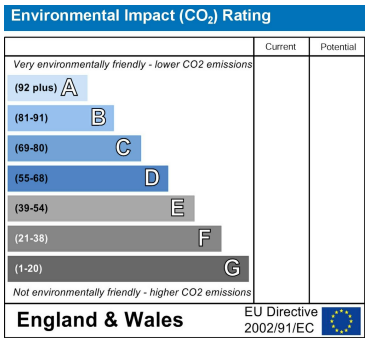


Area Map



Energy Efficiency Graph





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