







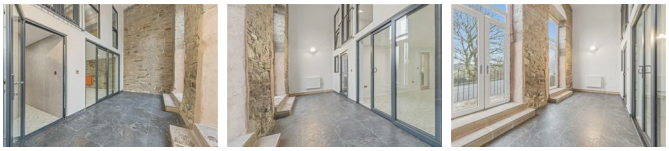
178 Stainland Road, Halifax, HX4 9AJ

£180,000

Offered FOR SALE is this newly converted TWO bedroom duplex apartment in this popular area of Calderdale. Accommodation comprises; Entrance Hallway, lounge, kitchen and cloaks/w.c.. To the first floor; landing, useful storage/utility, two bedrooms and shower room . 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

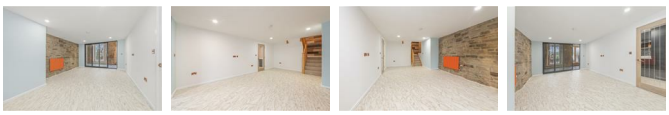
Ground Floor

Entrance Hallway



Upvc obscure double glazed door, windows and Upvc double glazed French doors to front. Tiled floor, electric radiator, wall light and exposed stone walls. Sliding patio doors to lounge;

Lounge 11'5" max x 19'4" max (3.5 max x 5.9 max)



SPC flooring, electric radiator and exposed stone wall. Telephone point, usb socket, spotlights and staircase access to first floor. Door to kitchen;

Kitchen 5'10" x 15'7" (1.8 x 4.75)



Having a range of wall and base units with quartz worktop and splashback. Electric oven and hob with extractor hood above. Integrated dishwasher, microwave and fridge/freezer. SPC floor, tiled wall, spotlights and Upvc double glazed window and door leading to hallway. Door to cloaks/w.c;

Cloaks/w.c. 3'7" x 5'10" (1.1 x 1.8)



Two piece suite comprising low flush w.c. and sink with vanity unit. SPC floor, extractor fan, spotlights and heated towel radiator.

First Floor

Landing



Doors to bathroom, bedrooms and utility;

Utility 5'10" x 6'4" (1.8 x 1.95)



Base unit with laminate worktop and spashback, sink, hot water cylinder, fusebox, plumbing for washing machine and space for dryer.

Bedroom One 10'9" x 14'11" (3.3 x 4.55)



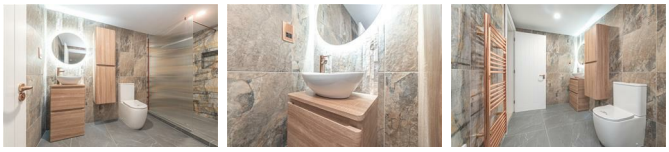
Double bedroom with feature wall, spotlights and Upvc double glazed window and French doors to front.

Bedroom Two 7'2" x 14'11" (2.2 x 4.55)



Double bedroom with electric radiator, stone wall, spotlights, storage cupboard and Upvc double glazed window to front.

Shower Room 6'0" x 11'3" (1.85 x 3.45)



Three piece suite comprising low flush w.c. sink with vanity unit and walk in shower with mains mixer and waterfall shower. Tiled floor, tiled walls, inset shelf and heated towel radiator. Spotlights, electric shaver point, illuminated mirror and extractor fan.

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.

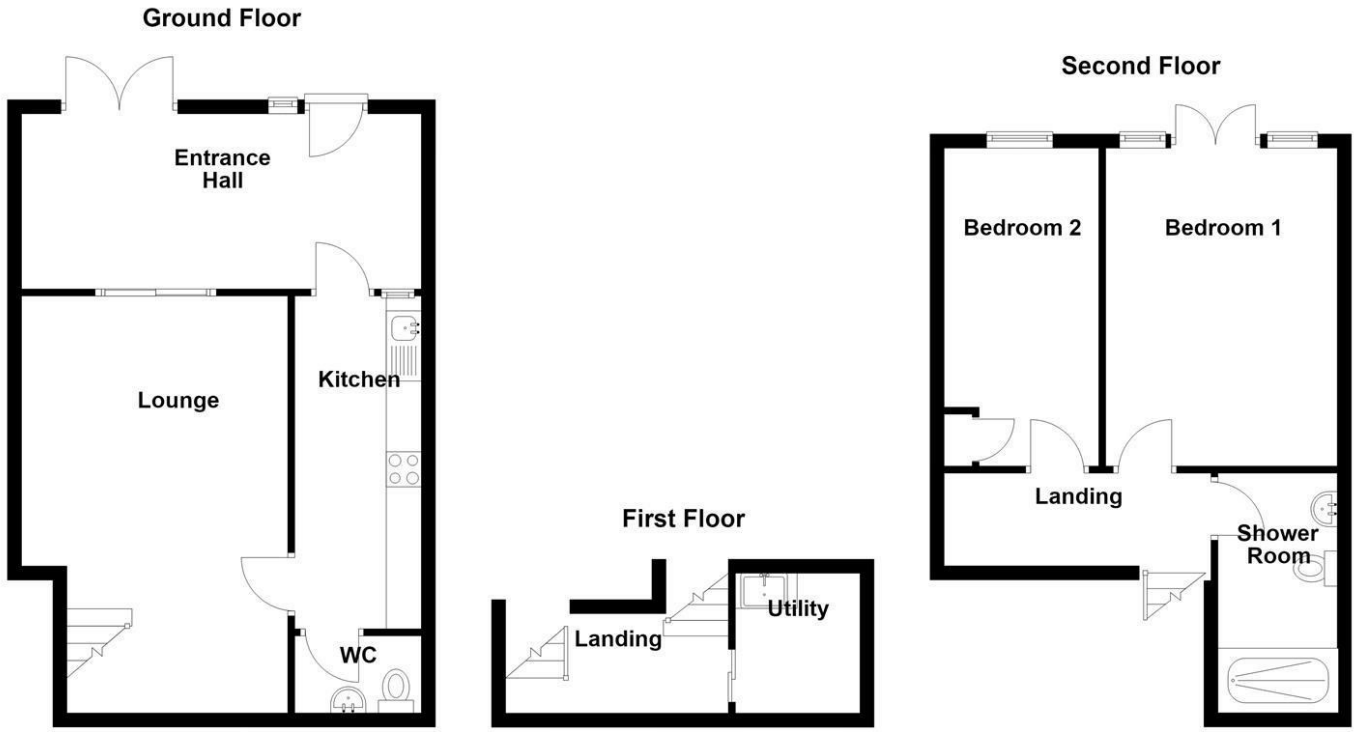
Property to Sell?
Call for a FREE, no obligation valuation.

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.

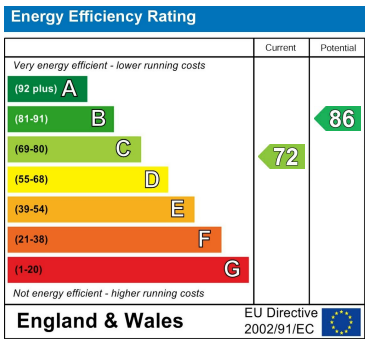
Floor Plan

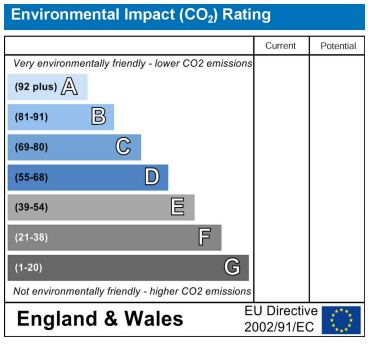


Area Map



Energy Efficiency Graph





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