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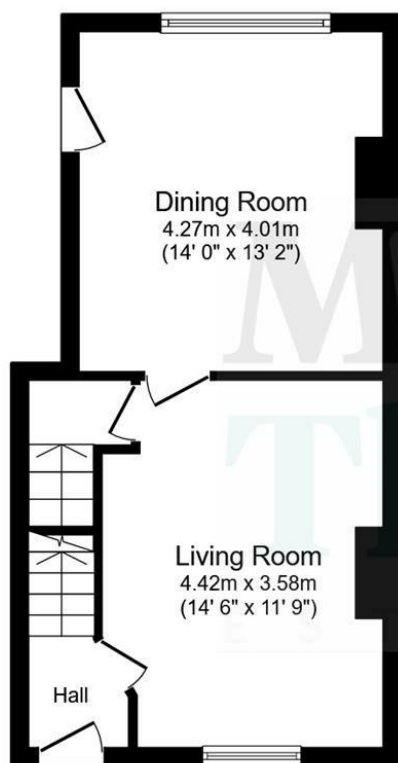
Station Road, Holywell Green Halifax,

£170,000

Offered with the advantage of no onward chain, is this good-sized two double bedroom mid-terraced cottage also has a useful attic room. It is positioned close to the village centre with amenities and nearby golf course. On the ground floor, the accommodation comprises an entrance lobby, characterful living room with exposed fireplace and a large rear dining kitchen with some integrated appliances. On the first floor are two double bedrooms and the stylish bathroom. Accessed from the master bedroom, a staircase leads up to the attic room. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is an enclosed yard to the rear and informal on road parking at the front.

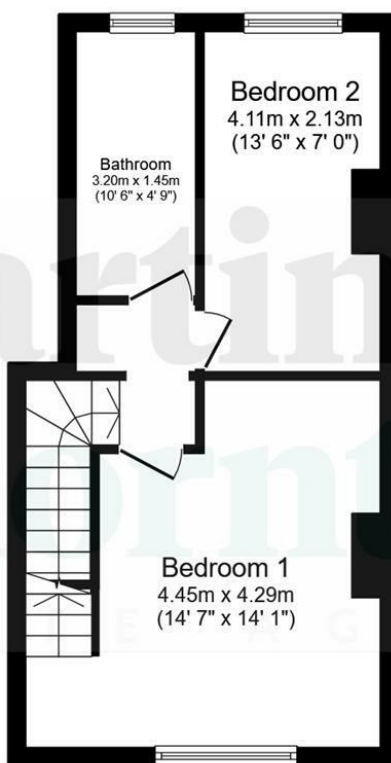
Station Road, Holywell Green Halifax,

Floorplan



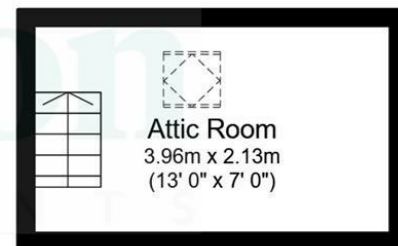
Ground Floor

Floor area 34.6 sq.m. (372 sq.ft.)



First Floor

Floor area 34.6 sq.m. (372 sq.ft.)



Top Floor

Floor area 10.7 sq.m. (115 sq.ft.)

Total floor area: 79.9 sq.m. (860 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Station Road, Holywell Green

Halifax,

Details



Entrance Lobby

An external uPVC door gives access to the entrance lobby, which has a robust matting style carpet and a staircase rising to the first floor accommodation. There is a radiator and a panelled door leading into the living room.

Living Room

This particularly characterful room has a floor-to-ceiling fireplace with exposed stonework, a heavy stone mantel and a deep stone flagged hearth. There are two exposed beams to the ceiling, uPVC windows to the front elevation and a radiator. Off the living room, a door leads to some steps leading down to the basement, which provides handy storage. A panelled door leads into the dining kitchen.

Dining Kitchen



This large room provides an open plan eating and entertaining space. It has units to high and low levels with under unit lighting, brick style tiled surrounds, woodblock working surfaces and a stainless steel sink with an extendable mixer tap. Integrated appliances comprise a four-ring induction hob and oven. There is space for a freestanding fridge freezer, plumbing for an automatic washer and dishwasher and space for a condensing dryer. Concealed is the boiler for the central heating system. The room has oak style laminate flooring, ceiling downlighting, a radiator and plenty of space for a formal dining table. There are rear uPVC windows and an external uPVC door leading out into the rear yard.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing.

Bedroom One



This large double room is positioned at the front of the property with plenty of space for furniture. It has a uPVC window and a radiator. Access can be gained to a useful attic room.

Attic Room



A staircase from bedroom one leads up to the attic room, which would make an ideal home office, gaming or hobby room. It has a Velux window within the angled roofline and oak style laminate flooring.

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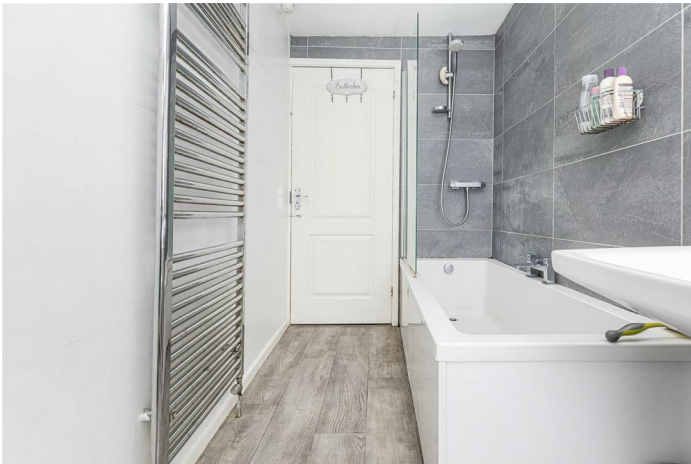


Bedroom Two



This double bedroom is positioned at the rear of the property. It has plenty of space for furniture, a double-glazed window and a radiator.

Bathroom



The stylish bathroom has a white three-piece suite comprising a bath with a wall-mounted shower over, a pedestal wash hand basin with a mirror above and a low-level WC. There is a rear opaque uPVC window, an upright chrome ladder style radiator and appropriate tiling to the walls.

External Details



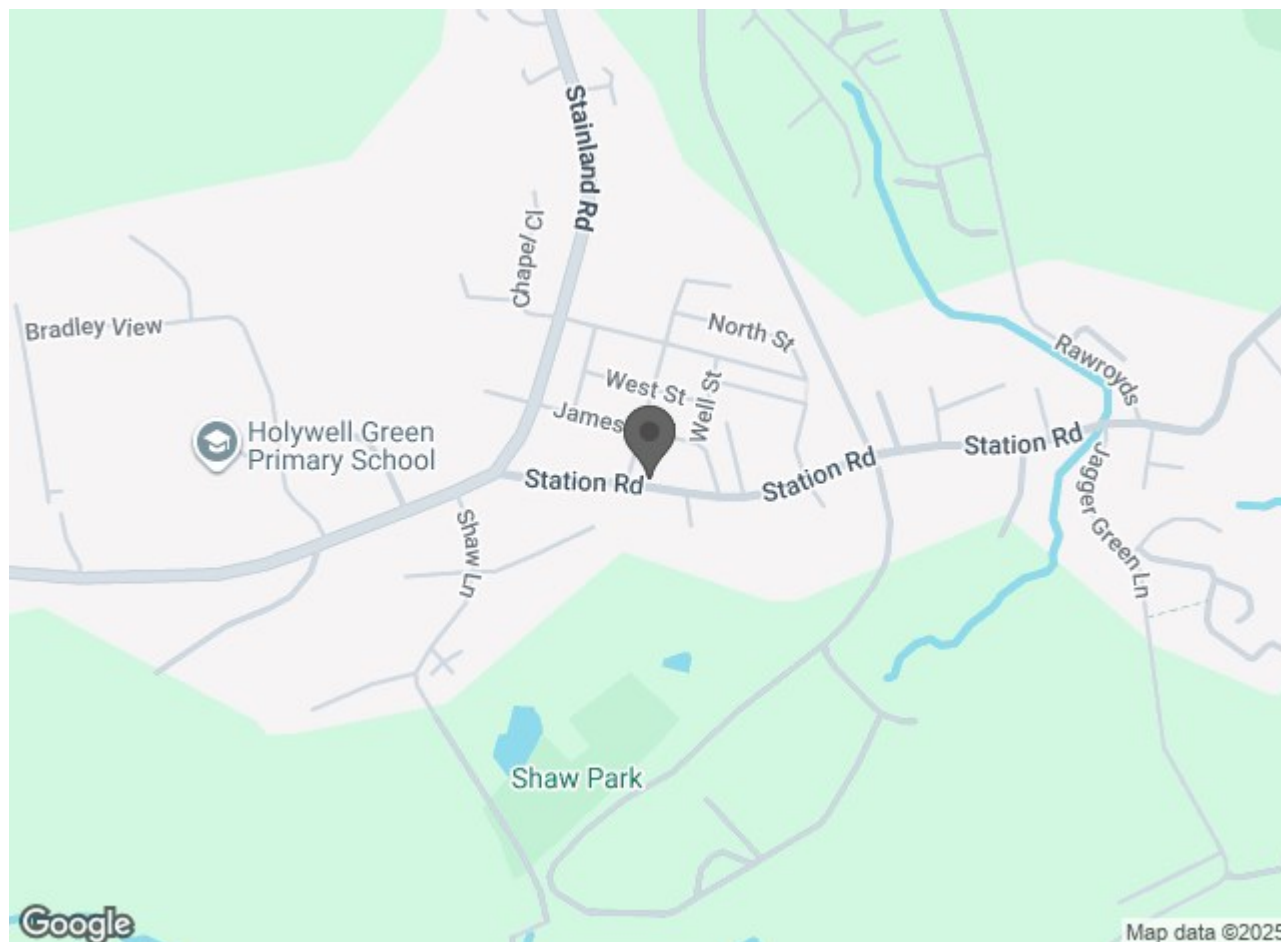
At the rear of the property is an enclosed yard with perimeter fencing and a timber gate. It could be utilised as a seating area or for storage.

Tenure

The vendor of this property informs us that it is freehold.

Station Road, Holywell Green Halifax,

Directions



Station Road, Holywell Green Halifax,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**