

MARSH & MARSH PROPERTIES

5 Kiln Croft, Stainland, Halifax, HX4 9PD

£190,000



****ATTENTION TO ALL FIRST TIME BUYERS, A YOUNG FAMILY, A PROFESSIONAL OR OLDER COUPLE**** This is a beautiful stone built semi-detached cottage which is situated in the heart of this much sought after village. With easy access to the M62 corridor, this property would also be ideal for a professional couple who commute to either Leeds or Manchester, there is also a highly regarded local school to make this an attractive buy for any young family also. Presented to a good standard throughout and available with vacant possession, should encourage an early inspection to avoid any disappointment. In brief comprises of a generous sized lounge, a breakfast kitchen and access to the basement are all to the ground floor. The house bathroom and two bedrooms are to the first floor, where the master bedroom has a newly fitted En-Suite shower room. Externally there is an enclosed garden to the front elevation and a stone patio garden to the rear.

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LIVING ROOM 4.2 X 5.8m (13'7 X 19'0)



A generous size lounge boasts an open fireplace with a multi-fuel stove to warm the entire property. Two radiators, mains smoke alarm, UPVC window and a UPVC front door.

BREAKFAST KITCHEN 4.7 x 2.8m (15'5 x 9'0)



A range of wall and base units provide ample storage space which incorporate a one and a half bowl sink with a chrome mixer tap in keeping with a cottage style and character. There is also a built-in electric oven and hob with a stainless steel cooker hood above. To finish the room off there is a traditional Parquet wood flooring. Radiator, combination boiler, mains smoke alarm/heat detector, rear UPVC window and a UPVC stable door.

LANDING

The staircase leads up from the lounge. Mains smoke alarm.

MASTER BEDROOM 4.2 x 4.6m (13'7 x 14'11)



An impressive sized room for a cottage with a built-in wardrobe, En-Suite shower room, radiator and a UPVC window.

EN-SUITE SHOWER ROOM

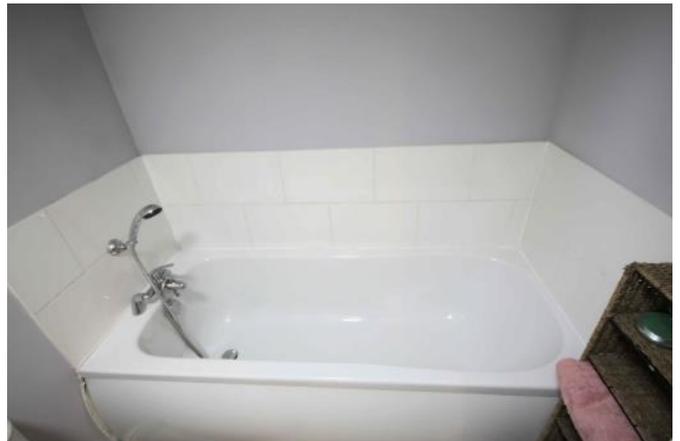
This is a brand new suite which has been fitted in preparation for the sale of the house which comprises of a shower cubicle with a power shower, low flush toilet, and a pedestal sink with a chrome mixer tap. The walls and floor are tastefully tiled in keeping with a cottage style. Chrome towel radiator and an extractor fan

complete the room.

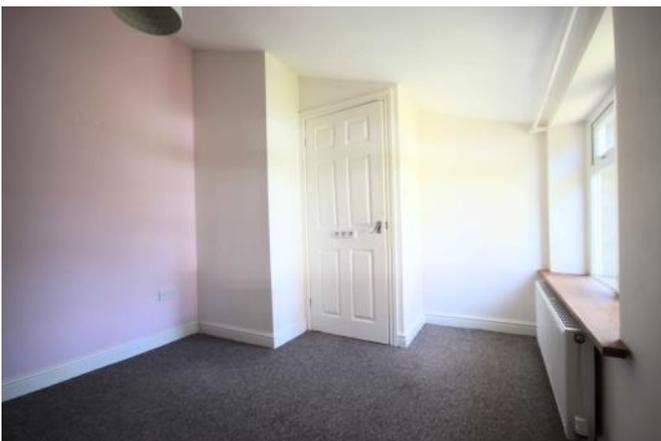


radiator and a UPVC window.

BATHROOM



BEDROOM TWO 3.4 x 2.8m (11'1 x 9'4)



Either a single or a small double room with a

A three piece suite comprises of a bath with a chrome mixer tap and a shower head, low flush toilet, and a pedestal sink with a chrome mixer tap. Splash back tiling, chrome towel radiator, extractor fan and a UPVC window.

EXTERNAL



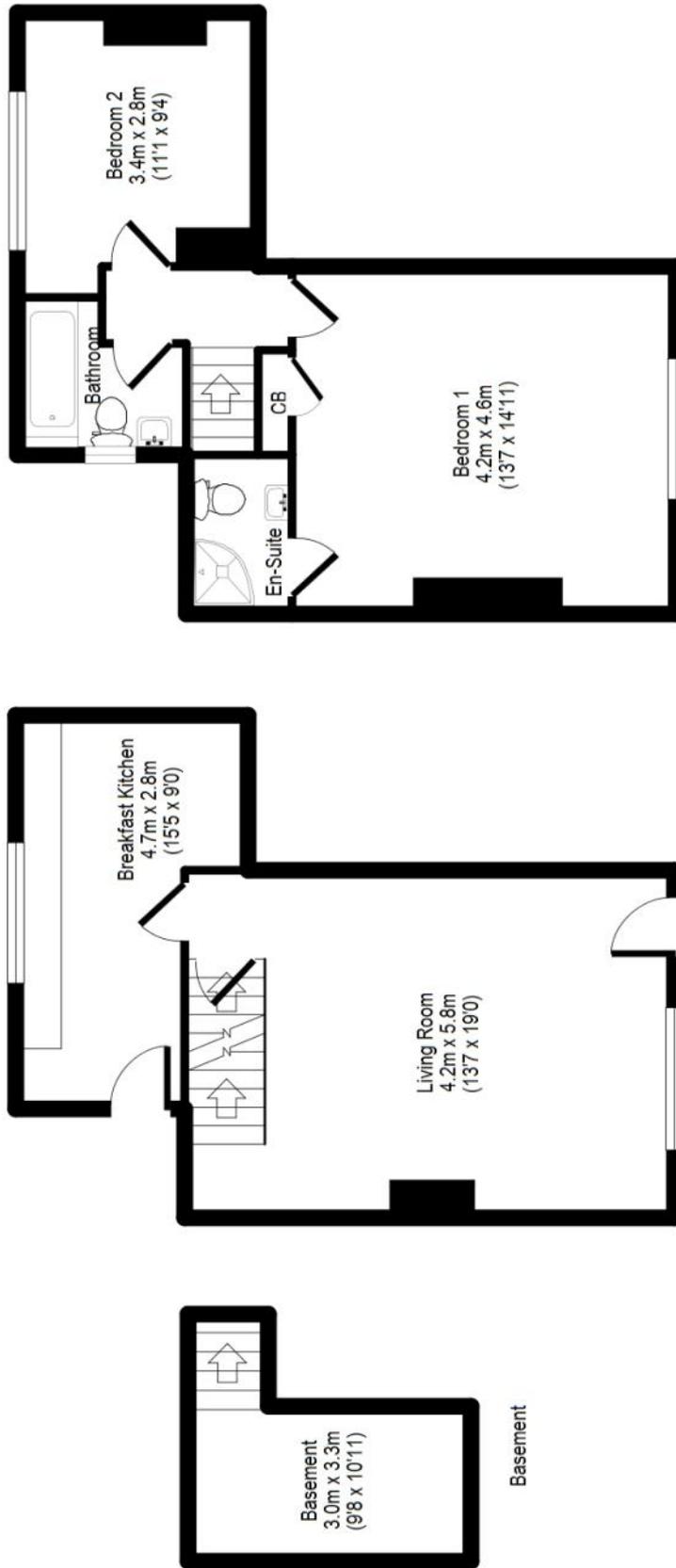
To the front of the property is a wonderful lawn garden, enclosed with a drystone wall and fencing. The garden is southerly facing and therefore catches the sun all day and into the late evenings. At the rear of the house is a stone patio garden and a wood storage shed.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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Ground Floor

First Floor

79 sq. m / 853 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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