



Back Bowling Green Road, Stainland, HX4 9ND
£98,000

With fantastic rural views this one bedroom, back to back house will make an ideal home for a first time buyer, professional person or buy to let investor. Situated in the heart of Stainland village with easy access to public transport links and Halifax/Huddersfield town centres along with the M62 corridor an early viewing of this house is strongly recommended.

The accommodation, in brief, comprises: Entrance hall and open plan living kitchen to the ground floor. On the first floor there is a large bedroom and spacious bathroom.



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Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Lounge / Kitchen 14'4" x 17'3" (4.380 x 5.262)

Log burner. Fitted kitchen with wall and base units. One and a half bowl sink. Electric cooker point. Plumbing for washing machine. Access to cellar. Radiator. UPVC double glazed window to front elevation.

Landing

Stairs leading from entrance hall. Loft access.

Bedroom One 17'4" x 9'9" (5.296 x 2.995)

Radiator. UPVC double glazed window to front elevation.

Bathroom 13'4" x 7'2" max (4.088 x 2.197 max)

Wash hand basin. Low flush W.C. Bath with shower over. Cupboard. Boiler. Radiator and traditional electric radiator. UPVC double glazed window to front elevation.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: likely.other.slowly

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection

and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(55-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
		70			
		53			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

