



132 STAINLAND ROAD

GREETLAND | HX4 8BQ

Conveniently located close to the amenities of West Vale, this stone-built mid-terraced house offers very spacious three-bedroom accommodation with rural views to the rear.

The property requires fully renovating, which is reflected in the asking price, but offers the potential to create a delightful home.

The accommodation is arranged over three floors and comprises sitting room, dining kitchen, extensive cellar storage, three bedrooms and a three-piece bathroom.

GROUND FLOOR

Sitting Room
Dining Kitchen

LOWER GROUND FLOOR

Cellar 1
Cellar 2

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom

COUNCIL TAX

B

EPC RATING

E



INTERNAL

The property is entered into an entrance vestibule with staircase rising to first floor.

The spacious dining kitchen is fitted with some wall and base units with sink a slot-in gas cooker, plumbing for a washing machine and space for a fridge freezer. There are cupboards inset to the chimney alcove and a fireplace housing a gas fire.

The large sitting room has two windows overlooking the garden and a tiled fireplace with gas fire.

The lower ground floor cellar is divided into a coal store and two cellar rooms, the largest being the remains of an old kitchen. An external door accesses the rear garden.

There are three good sized bedrooms to the first floor with bedroom 2 being accessed via bedroom 3; completing the first-floor accommodation is a three-piece bathroom housing a bath with electric shower over, WC and pedestal wash basin.

EXTERNAL

There is a small garden to the rear of the property which overlooks a stream and the fields beyond. There is easy on-street parking to the front of the property.

LOCATION

The property is conveniently located being within easy walking distance of the extensive amenities in West Vale which include a health centre and pharmacy, petrol station, convenience stores, veterinary surgery and a wide choice of thriving bars and restaurants.

There is a regular bus service and the M62 (J24) is within 15 minutes' drive allowing speedy access to the motorway network. There are mainline railway stations in nearby Halifax, Brighouse and Sowerby Bridge with direct trains to Leeds, Manchester and London.

SERVICES

All mains services. No central heating. UPVC double glazing.

TENURE

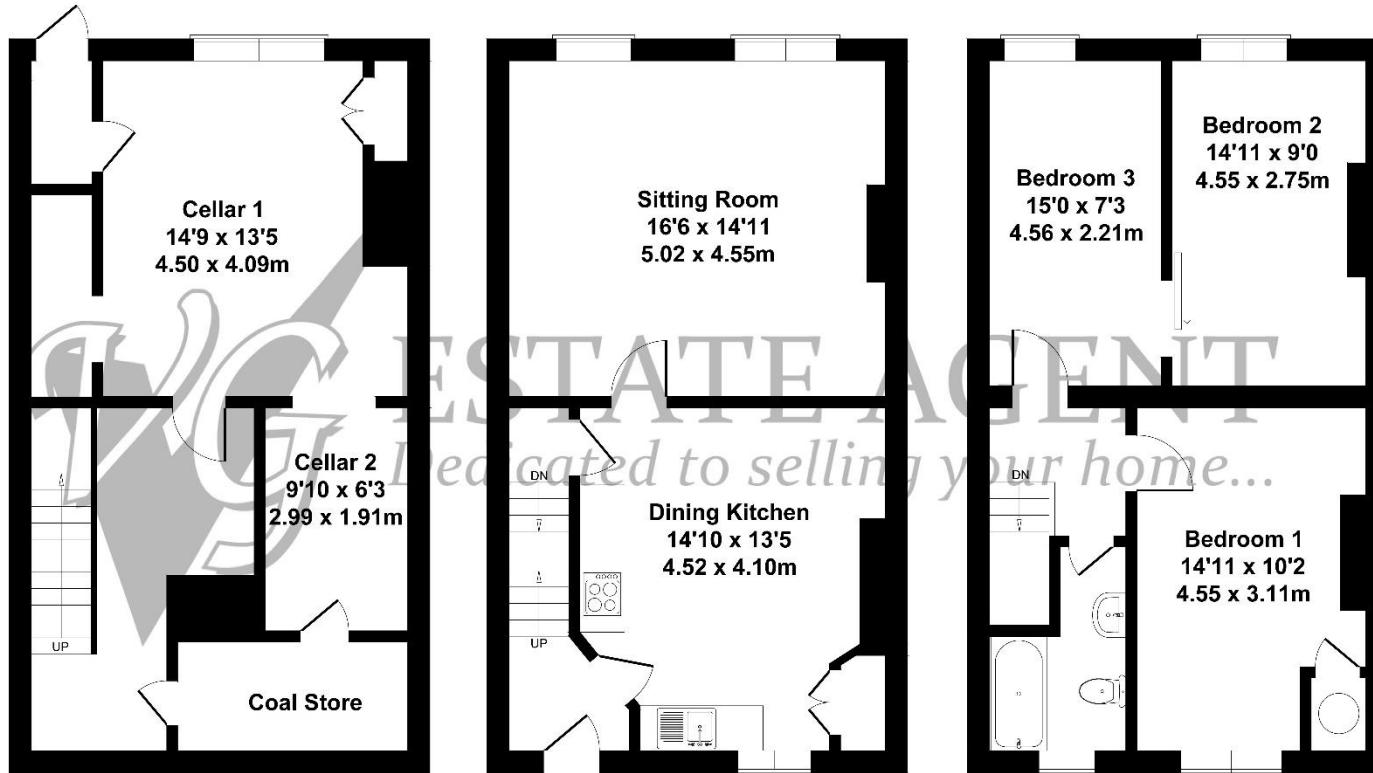
Freehold

DIRECTIONS

From Ripponden, take the Elland Road, up to Barkisland. Fork right into Barkisland, straight across at the 1st crossroads and left into Saddleworth Road at the 2nd crossroads. At the traffic lights in West Vale turn right into Stainland Road and proceed past the petrol station. The property can be found on the right, identified by our for sale board.



Approximate Gross Internal Area
1507 sq ft - 140 sq m



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.