

MARSH & MARSH PROPERTIES

67 West View, Stainland, HX4 9EW

£140,000



****ATTENTION ALL FIRST TIME BUYERS & INVESTORS**** An excellent opportunity to acquire a **THREE BEDROOM** end townhouse full of potential, situated in the highly sought-after village of Stainland. Requiring modernisation throughout, this property offers the perfect chance for buyers to create a wonderful family home tailored to their own taste and style. Ideally positioned within walking distance of highly regarded schools, local amenities, and scenic countryside walks, the property also benefits from quick and easy access to the M62 motorway, making it ideal for commuters. Offering spacious accommodation, off-road parking, and low-maintenance outdoor space, this home presents fantastic potential for both owner occupiers and investors alike. In brief, the ground floor comprises an entrance hall, spacious lounge, and dining kitchen. Upstairs is a landing with loft access, two double bedrooms, a single bedroom, and a shower room. Externally, to the front is a pebbled driveway, while to the rear is an enclosed patio garden. An internal inspection is strongly advised to genuinely appreciate the scope and potential this property has to offer.

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ENTRANCE HALL

An entrance hall featuring a UPVC front door and radiator.

LIVING ROOM 3.8 x 3.7m (12'7 x 11'11)



A spacious lounge featuring a log-burning stove, useful under stair storage, and wood-effect laminate flooring. Additional features include a radiator, and a large UPVC window allowing plenty of natural light.

KITCHEN 4.8 x 3.5m (15'10 x 11'3)

A generously sized fitted dining kitchen incorporating a sink with chrome mixer tap and tiled splashbacks. Appliances include a built-in oven, hob, and extractor fan, together with space

and plumbing for a washing machine. The room also benefits from multiple storage cupboards, wood-effect laminate flooring, radiator, large UPVC window, and a UPVC door leading out to the rear garden.



LANDING

First-floor landing with loft access, radiator, and UPVC window.

BEDROOM ONE 2.8 x 4.4m (9'4 x 14'5)



A spacious double bedroom fitted with wardrobes and a dressing table providing ample storage. The room also benefits from a radiator and a UPVC window enjoying far-reaching hillside views.

BEDROOM TWO 2.8 x 2.7m (9'4 x 8'10)



A double bedroom with fitted wardrobes, one housing the combination boiler, together with a radiator and UPVC window.

BEDROOM THREE 2.0 x 3.0m (6'4 x 10'0)



A generously sized single bedroom featuring a radiator and UPVC window.

SHOWER ROOM



A three-piece shower room comprising a walk-in shower with glass shower screen and handheld shower, vanity sink unit, and low-flush toilet. Finished with partially tiled walls, towel radiator, and UPVC window.

EXTERNAL

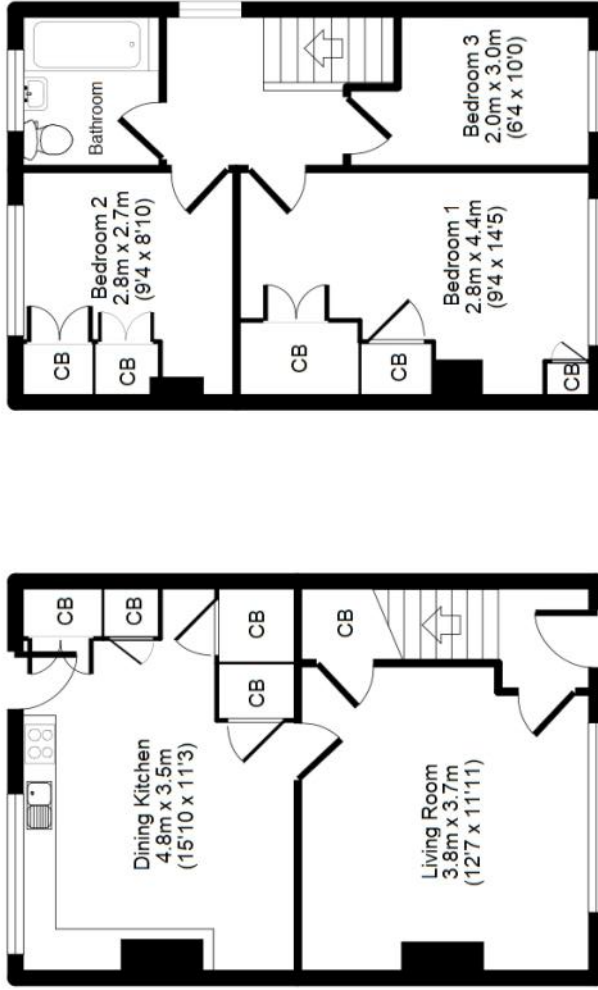
To the front of the property is a pebbled driveway with flagged pathway leading to the front entrance and continuing down the side of the property to the rear. The rear garden is designed

for low maintenance and features a flagged patio area ideal for outdoor seating and entertaining.



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

APPROX GROSS INTERNAL FLOOR AREA: 69 sq. m / 737 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.

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