



**Beechwood Fold
Stainland Road
Holywell Green
Halifax
West Yorkshire
HX4**

Offers in Excess of £189,000

bettermove

Stainland Road

Halifax

Bettermove are proud to present this 2 bedroom penthouse in Holywell Green, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with one allocated parking space available.

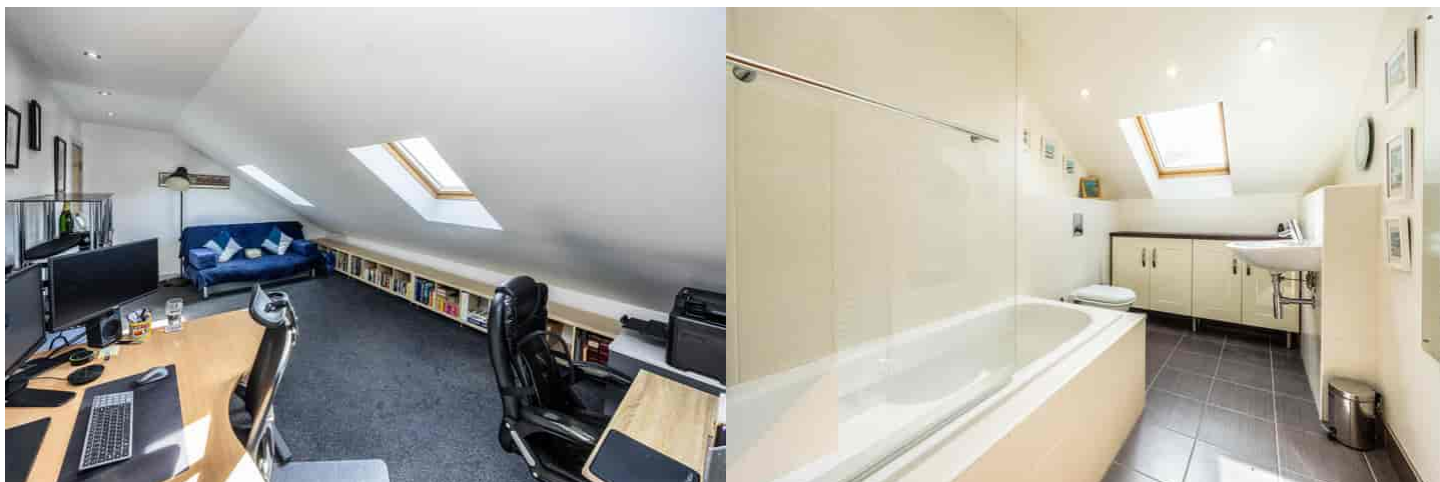
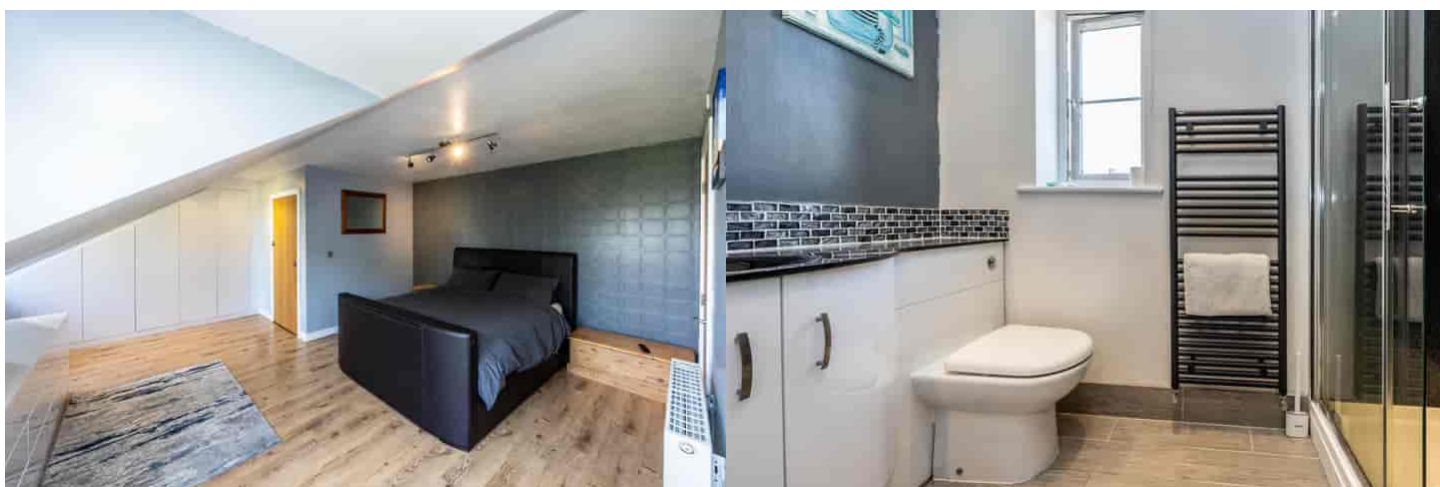
The council tax band is C.

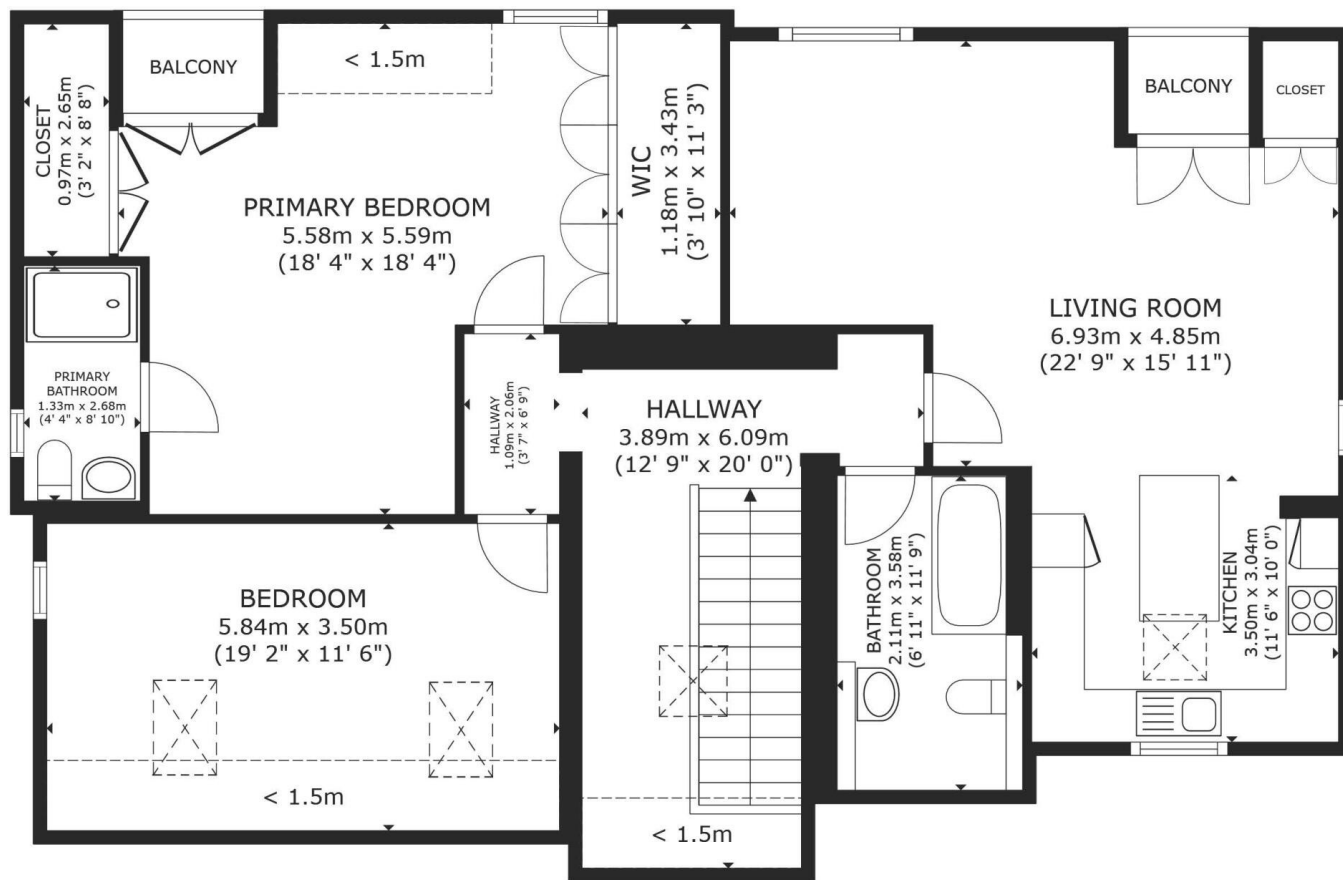
This is a Share of Freehold property with 982 years remaining on the lease; the service charge is £60.00 per month.

This impressive property offers a bright and spacious interior, featuring a generous living room and a large, contemporary kitchen/diner. The home comprises two well-proportioned double bedrooms, including a principle bedroom with its own stylish en-suite, along with a sleek family bathroom. Adding to its appeal, the property boasts two private balconies, both offering stunning views of the surrounding countryside.

Located in the lovely village of Holywell Green, Halifax, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Sowerby Bridge and Halifax Railway Station, a variety of local bus routes, and quick access to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





GROSS INTERNAL AREA
 FLOOR PLAN 118.6 m² (1,276 sq.ft.)
 EXCLUDED AREAS : BALCONY 1.5 m² (17 sq.ft.) BALCONY 1.7 m² (19 sq.ft.) REDUCED
 HEADROOM 8.6 m² (93 sq.ft.)
 TOTAL : 118.6 m² (1,276 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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