



**44 STANLEY ROAD
KING CROSS
HALIFAX
HX1 3RX**

****Attention Landlords!!**** Looking to add to your rental portfolio? This traditional stone built through terraced home is let under an Assured Shorthold Tenancy at £475 per calendar month to a tenant who has been there since June 2014. The property offers good sized three bedroomed accommodation over three floors, plus the cellars, and has gas central heating and uPVC double glazing. Set not far from the school on Warley Road, the house offers easy access to the shops, post office and other local amenities at King Cross, and this could be a great property to add to your portfolio. The accommodation briefly comprises: Cellars, a good sized Lounge and nicely fitted Kitchen to the ground floor, two double Bedrooms and a Bathroom to the first floor and another double Bedroom to the second floor. Outside there is a nice, enclosed garden at the rear.

OFFERS IN EXCESS OF £80,000

LOUNGE

3.95m x 3.73m (13'0" x 12'3")



KITCHEN

3.18m x 2.80m (10'5" x 9'2")

Fitted with a range of modern wall and base units with complementing work surfaces to nicely tiled surrounds, incorporating a stainless steel sink with mixer tap, and integrated appliances including a four ring gas hob with electric oven below and stainless steel extract hood above, washing machine and fridge.



CELLAR

FIRST FLOOR LANDING

BEDROOM TWO

3.31m x 2.47m (10'10" x 8'1")

A double bedroom to the rear.



BEDROOM THREE

3.28m x 2.39m (10'9" x 7'10")

A double bedroom to the front.



BATHROOM

1.41m x 2.41m (4'8" x 7'11")

With a three piece suite comprising low flush WC, pedestal wash basin and panelled bath with over bath shower and shower screen. The bathroom has been tiled almost throughout with complementing colour scheme to the remaining walls and there is a useful glass cabinet.



SECOND FLOOR LANDING

BEDROOM ONE

4.37m x 3.15m (14'4" x 10'4")

With Velux window to the rear elevation and useful under eaves storage.



OUTSIDE

To the front of the property there is a small enclosed patio area and path leading to front door. To the rear of the property there is a yard.



ADDITIONAL INFORMATION

Tenure: Freehold
Calderdale Council
Council Tax Band: A

The property is let to a long standing tenant (since June 2014) on an Assured Shorthold Tenancy agreement at a current rent of £475 per calendar month.

DIRECTIONS

From Halifax town centre proceed along King Cross Street merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross. At the traffic lights take the A646 Burnley Road, turning right at the next set of traffic lights into Warley Road. Proceed for approximately 20 yards and turn right into Stanley Road and No 44 is on the right hand side where you will see our signboard.
Postcode: HX1 3RX.

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(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

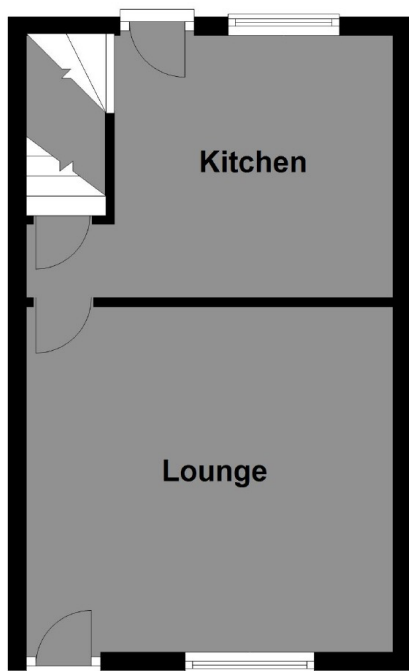
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

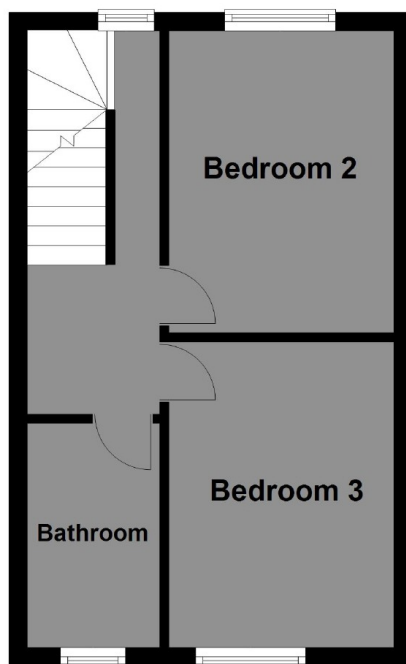
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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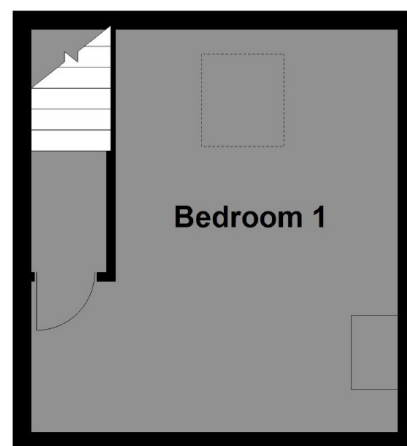
Ground Floor



First Floor



Second Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.