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**High Street, Stainland
Halifax, Yorkshire**

Offers over £360,000

A stone built, three double bedroom detached bungalow located in the heart of this popular village with local amenities, schooling and eateries only a short distance away. Presented to a very high standard throughout and with extensive parking. Plans had been approved that would give buyers the opportunity to create further bedrooms and living accommodation to the lower ground floor and a fabulous top floor suite. The accommodation comprises an L-shaped entrance hallway, guest WC, large open-plan dining kitchen with integral appliances, good sized lounge with stove, three double bedrooms and bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there is parking for several vehicles on the driveway and a lawned garden to the side with a stone flagged patio. An early inspection is advised to appreciate the current layout, fittings and natural lighting, as well as the potential to create a much larger home in this well regarded village.

Please note this property has been tenants in this property since the photos were taken

High Street, Stainland Halifax, Yorkshire



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Details

Entrance Hallway

The recessed open entrance porch has a quarry tiled floor and provides shelter from the elements. From here, a timber and glazed door leads into the hallway. The large L-shaped hallway has feature flooring, built-in shelving and space for coats and shoes, etc., along with a large walk-in storage cupboard. There are wall light points, coving to the ceiling and a radiator. At the far end of the hallway is the WC.

Guest WC

This has a two-piece white suite with an oval hand basin with mixer tap set to a display plinth and a low-level WC. There is slate style floor tiling, an illuminated mirror, a combination radiator and towel rail, downlighting and an opaque double glazed window.

Dining Kitchen

A very good sized particularly light and bright open-plan eating and entertaining space, which has large double glazed windows to the front and side elevation, along with a timber and glazed stable style door giving access to the side of the property. There are contemporary grey units to high and low levels with Quartz worktops and matching upstands, along with a contrasting Blanco rectangular sink with mixer tap and a grooved draining area. Integrated appliances include a fridge and freezer, with the worktop above continuing to provide a breakfast bar area. There is space and plumbing for an automatic dish washer or washing machine and space for a gas range style cooker. The room's dimensions mean that it can easily accommodate a large formal dining table. There is also a Karndean floor, a radiator and double doors lead through into the lounge.

Lounge

This room is positioned at the rear of the bungalow and also has a door from the hallway. The Flavel stove on a stone hearth is the focal point of this large square reception room. There is coving to the ceiling, various wall light points, a wide double glazed window and a radiator.

Bedroom One

This large double bedroom is positioned at the front of the property. The room has built-in double wardrobes, along with a central dressing table and storage cupboards overhead. There is a double glazed window to the front elevation and a radiator.

Bedroom Two

This double bedroom is positioned at the rear of the property. The room has built-in triple wardrobes, a double glazed window to the rear elevation and a radiator.

Bedroom Three

This is a similar sized double bedroom also positioned at the rear of the property. The room has built-in open fronted storage that incorporates hanging rails and shelving. There is a double glazed window to the rear elevation and a radiator.

Bathroom

The stylish bathroom has a walk-in shower cubicle with a glazed screen and an overhead waterfall style shower fitting, as well as a hand held shower attachment. There is a freestanding double ended bath with a wall mounted mixer tap, an oval hand basin set to a display plinth and a low-level WC. There is ceiling downlighting, a mirror fronted cabinet and an electric shaver point. The floor is tiled, along with appropriate tiling around the bath and shower areas. There is also an opaque double window.

External Details

Immediately before the property is a perimeter dry stone wall and an extensive driveway that provides parking for several vehicles. There is a central pathway with small, level lawned areas on either side and a period style garden lamp. To the left is a gated fence, which gives access to the side garden. The garden has a second period style garden lamp, a lawn and a stone flagged patio. There is access all the way around the bungalow and steps lead down to the lower ground floor accommodation.



Details

Lower GF Utility

This room has wall cupboards, base units and a radiator. It houses the boiler for the gas-fired central heating system. There is access to useful storerooms and one of the three garages. This lower ground floor offers excellent potential and, as stated, plans are approved to redesign the lower ground floor and potentially the first floor. This would create further reception rooms and bedrooms, or buyers may decide to create the space appropriate to their requirements. It could potentially see the property become six or seven bedrooms with additional reception rooms. Interested parties are encouraged to view the proposed layout as demonstrated by the Architect's plans.

Garages

There are three garages with up-and-over doors, however, there is now no vehicular access to them. However, they do offer useful storage.

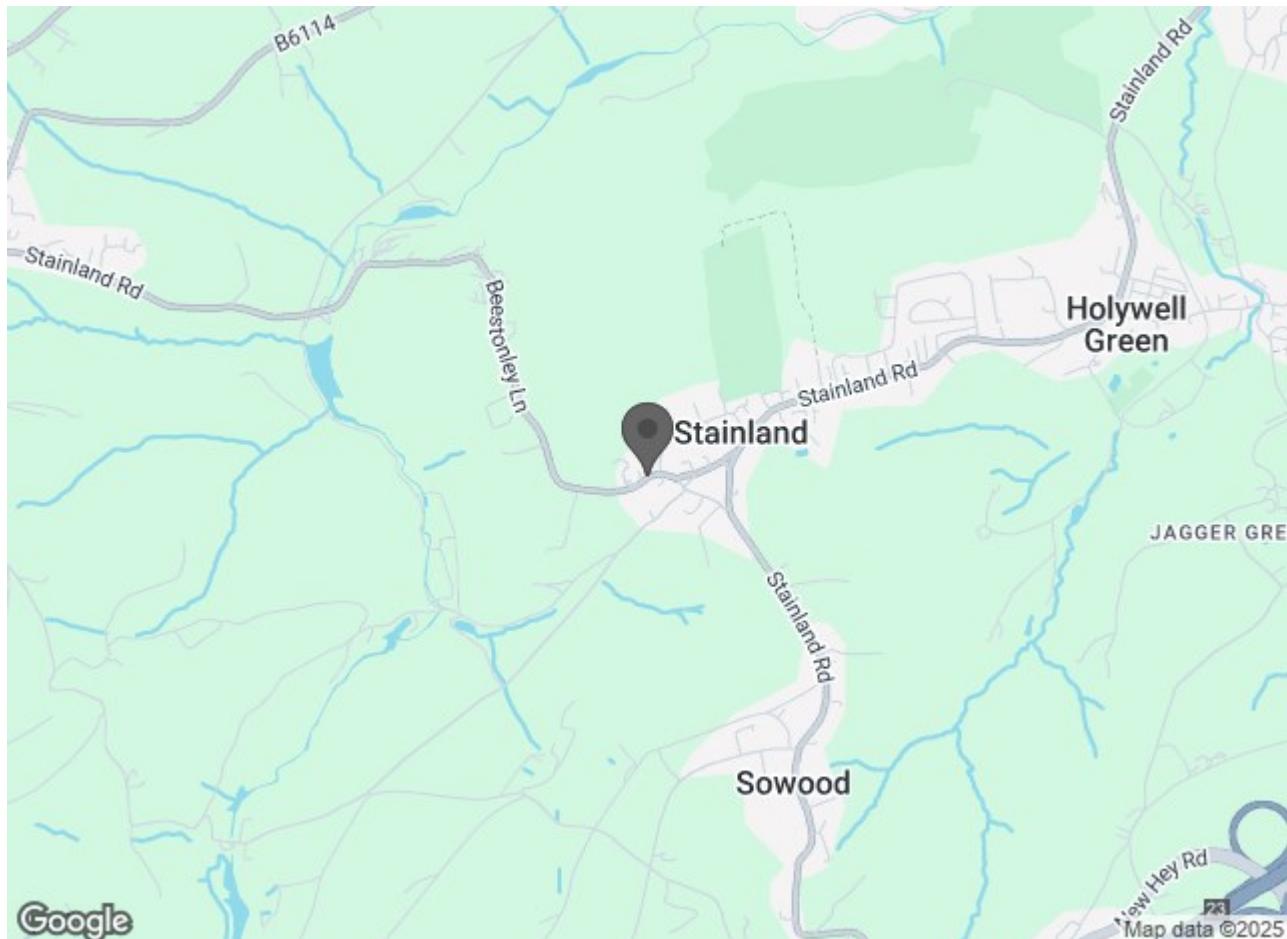
Tenure

The vendor informs us the property is freehold.

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Directions



**Martin
Thornton**
ESTATE AGENTS

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