

martin-thornton.com
01484 508000



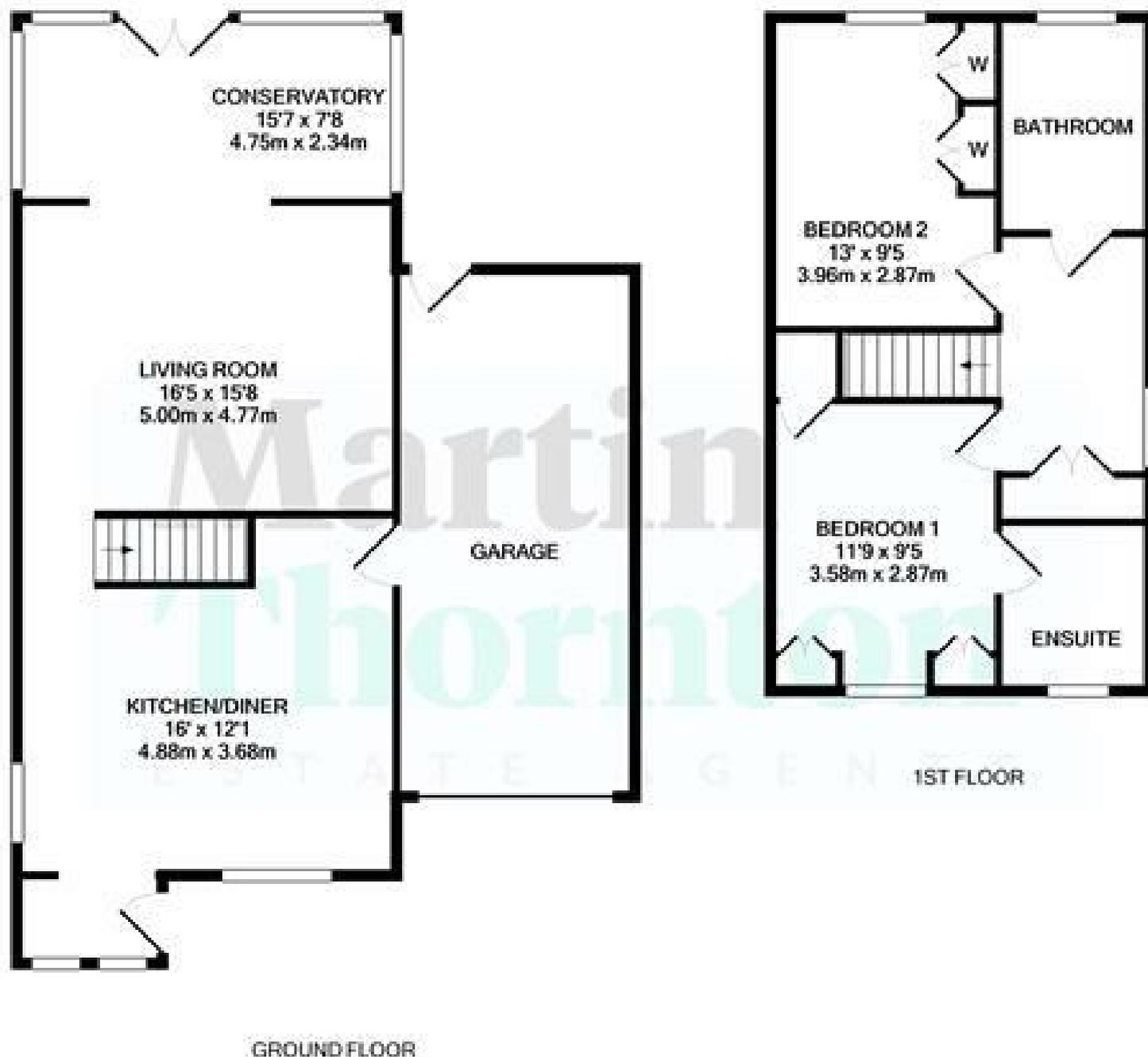
New Street, Stainland Halifax, Yorkshire

**Offers in the region of
£300,000**

This much improved, contemporary two-bedroom link detached home is tucked away to the corner of this little known residential development within a short distance of Stainland Village. The property has been enjoyed and improved by the current owners for the last nineteen years and was formally a three bedroom home. It is in a semi-rural setting, a short drive from the M62 motorway serving Leeds and Manchester. The accommodation comprises an entrance hall, open plan breakfast kitchen with some integrated appliances, a single garage, lounge with wood burning stove and conservatory/dining room. On the first floor are two double bedrooms, the master with a modern en suite shower room, and a contemporary house bathroom. The property has gas-fired central heating and is predominantly uPVC double-glazed. Externally, there is parking to the front elevation via a block paved driveway. At the rear is a private enclosed low-maintenance cobbled courtyard garden with decking and a raised patio area, all enjoying a southerly aspect. In addition, there is a garden room which is currently used as a gym/office with uPVC double-glazed windows and French doors.

New Street, Stainland Halifax, Yorkshire

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Mercofix ©2020

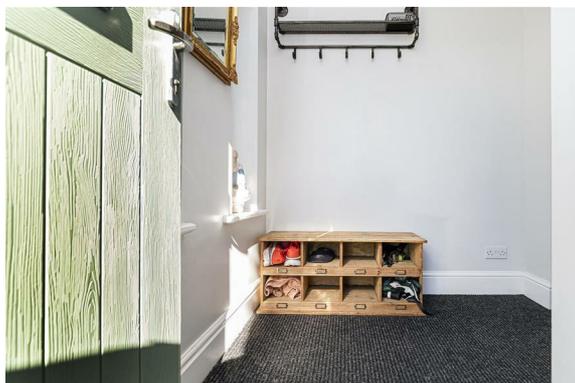
New Street, Stainland Halifax, Yorkshire

Details



Entrance Hallway

A composite style door with a double-glazed insert opens to the entrance hallway where there is coving to the ceiling, a ceiling light point and a vertically hung radiator. There is plenty of room for storing shoes and coats. The entrance is open to the breakfast kitchen.



Breakfast Kitchen

Acting as the hub of this lovely home, the breakfast kitchen has a range of modern base and wall cupboards, drawers, granite worktops with matching upstands and brick style tiled surrounds. Integrated appliances comprise a Bosch oven, four-ring gas hob with canopy style filter hood above and a dishwasher. There is a Belfast style sink unit with twin taps, housing for an American style fridge freezer, coving to the ceiling, inset downlights. The breakfast bar has a granite top, two ceiling light points above and storage beneath. The room has Amtico style flooring, a modern vertically hung radiator and a timber panelled door gives access to the garage.



Garage

The good-sized garage has a utility area with a stainless steel sink unit and plumbing for an automatic washing machine. This area is home to the Worcester Bosch central heating boiler. It has a composite style door with a double-glazed insert leading to the rear garden. A timber door with glazed inserts leads to the living room.

New Street, Stainland Halifax, Yorkshire

Details



Living Room

This reception room is of a particularly good size and has lovely oak engineered flooring, coving to the ceiling, a ceiling light point and a radiator. A staircase rises to the first floor with a glass panelled balustrade and decorated with lincrusta wallpaper. The focal point of the room is a stylish wood burning stove set to a slate hearth with an exposed slate tiled chimney breast. A set of uPVC double-glazed doors lead to the conservatory.



Conservatory

This room is currently utilised as a formal dining room and has oak style laminate flooring, power points and a radiator. It has uPVC double-glazed windows to three elevations and a set of uPVC double-glazed doors leading to the decking and cobbled courtyard.



New Street, Stainland Halifax, Yorkshire

Details



First Floor Landing

From the living room, a staircase with glass balustrade rises to the first floor landing. This has built-in wardrobes with various hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator. Additional light comes from a uPVC double-glazed window.



Bedroom One

The master bedroom has wall-length fitted furniture including drawers, hanging rails and shelving. There is a uPVC double-glazed window looking across the courtyard towards Scammonden and beyond, coving to the ceiling, a ceiling light point and a radiator. The room has access to loft space and a built-in walk-in wardrobe over the bulkhead. Being the master bedroom, this room has the benefit of an en suite.



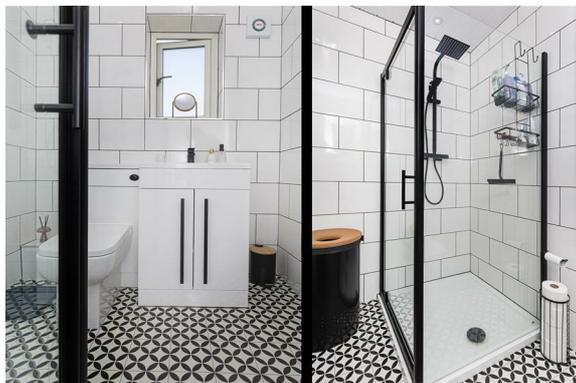
New Street, Stainland Halifax, Yorkshire

Details



En Suite Shower Room

This room has a modern white suite comprising a corner shower cubicle with a waterfall style shower fitting, a trough-style hand basin with vanity unit and mixer tap and a low-level WC with concealed cistern. There is vinyl style flooring, brick style tiling to the walls, a ceiling downlight point, an extractor fan and a ladder style heated towel rail. To the rear elevation is a uPVC double-glazed window.



Bedroom Two

This double bedroom is positioned at the rear of the property with three uPVC double-glazed windows overlooking the courtyard. It has plenty of room for furniture, coving to the ceiling, a ceiling light point and a radiator.



New Street, Stainland Halifax, Yorkshire



Details

Bathroom

The bathroom has a modern white suite comprising a panelled shower bath with splash screen, mixer tap and overlying mains fed shower, a vanity hand basin with chrome mixer tap and high gloss storage cupboards and a low-level WC. The walls are tiled with a contrasting floor, inset downlights to the ceiling and a stylish chrome ladder style heated towel rail. There are two uPVC double glazed windows to the rear elevation.



External Details

The property is set on a good-sized corner plot with a block-paved driveway providing parking and access to an adjoining single car garage. A flagged pathway leads along the side of the property, where there is a pebbled pathway and a wrought iron gate leading to the rear garden. The rear garden is mainly cobbled and has various raised beds, decking, a raised flagged sun terrace and a wood store. There is a large shed for storage of garden tools and furniture.



New Street, Stainland Halifax, Yorkshire

Details



Garden Room

This garden room is currently utilised as a home gym and has uPVC double-glazed windows and French doors. It has fitted desk area, an electric wall heater, power and light.



Tenure

The vendor informs us that the property is freehold.

New Street, Stainland Halifax, Yorkshire

Directions

