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## Beestonley Lane, Stainland Halifax,

Offers in the region of  
**£250,000**

BEST AND FINAL OFFERS IN THE REGION OF £250,000 ARE INVITED ON THIS PROPERTY BY 12 NOON TUESDAY 26TH MAY 2026.

### OPEN TO VIEW DATES:

SATURDAY 9TH MAY 10:00-12:00

THURSDAY 14TH MAY 16:00-18:00

WEDNESDAY 20TH MAY 16:00-18:00

MONDAY 25TH MAY 13:00-15:00

This two-bedroom property has been a much loved family home for the best part of six decades, enjoying a semi-rural style setting on the edge of this popular village. The property occupies a good-sized plot and extending the property could be an option, or creating an annex or small dwelling, subject to any necessary planning permissions or consents. It could be considered to be a blank canvas, with the potential to

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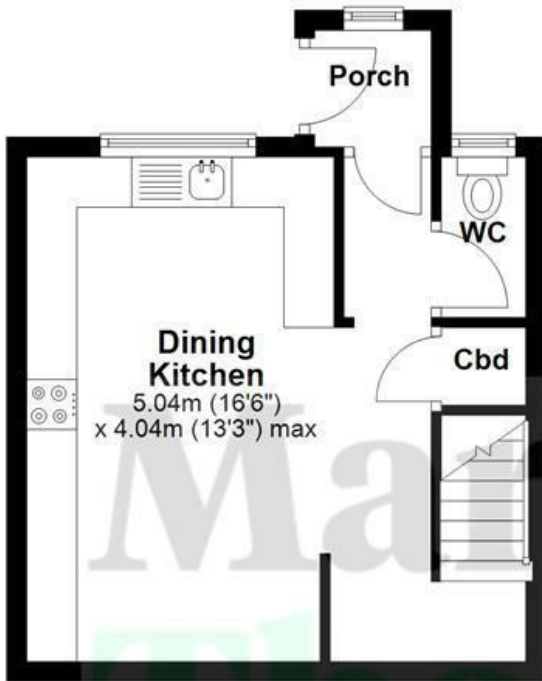
**Beestonley Lane, Stainland  
Halifax,**

**Offers in the region of  
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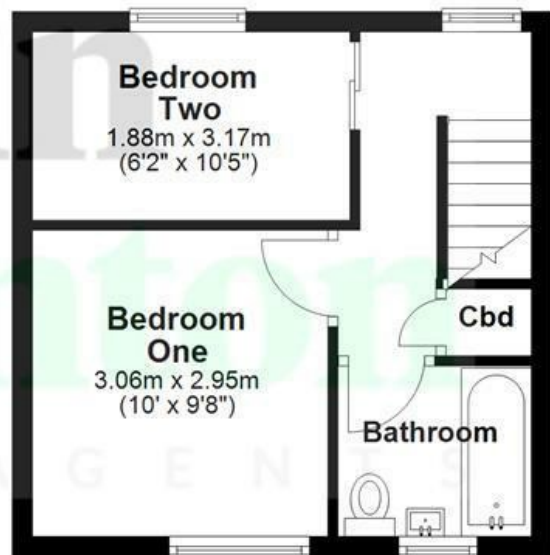
redesign the layout and add larger windows or a Juliette style balcony, subject to planning permissions and consents. The accommodation is arranged over three floors, with a large dining kitchen and a downstairs WC on the lower ground floor. The living room is on the ground floor and, on the top floor, there are two bedrooms and a bathroom. The property has a gas-fired central heating system with a back boiler and majority uPVC double-glazing. Externally, there is a block paved driveway and a good-sized detached garage with power and lighting. The side garden has two sets of entrance gates and the rear garden backs onto open fields, with wonderful views. An inspection is an absolute must to appreciate the position, outlook and potential that this property offers.



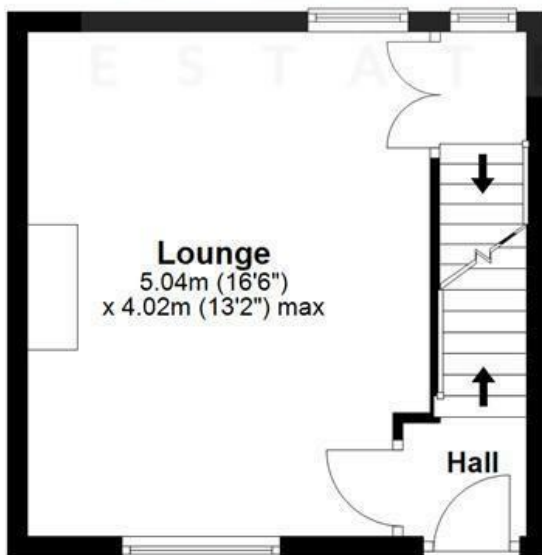
### Lower Ground Floor



### First Floor



### Ground Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Beestonley Lane, Stainland Halifax,

## Details



### Entrance Lobby

An external uPVC door gives access to the entrance lobby, where a staircase rises to the first floor accommodation. There is a radiator and an internal door leading into the living room.

### Living Room

This large, light and bright, reception room has uPVC windows to the front and rear elevations. The rear of the property enjoys a southerly aspect and the rear window has simply fabulous views across the adjoining farmland and down the valley from its slightly elevated position. As part of a renovation project, additional or larger rear windows would give this room a wow factor. The room has a gas fire and, behind this, a back boiler for the central heating system. The room can easily accommodate a good amount of furniture and has a radiator. Timber doors lead to a lobby area.



### Lobby

This area also has a rear facing uPVC window, enjoying the aforementioned views. Steps lead down to the lower ground floor, where the dining kitchen can be found.

### Lower Ground Floor Dining Kitchen

The large dining kitchen has a rear facing uPVC window with the superb views. It can easily accommodate a large dining table and offers a lovely open-plan eating and entertaining space. There are an array of units to high and low levels with tiled splashbacks and a stainless steel sink, and a freestanding gas cooker with a filter hood above. Integrated appliances include a fridge freezer and a washing machine. The room has a tiled floor, a radiator and a useful under stairs storage. Access can be gained to a rear lobby and, from there, a downstairs WC.



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## Details



### Downstairs WC

This room houses a low-level WC, a continuation of the floor tiling, half-height wall tiling and an opaque rear uPVC window. A rear uPVC door leads to a rear porch.



### Rear Porch

The porch has a tiled floor and, single-glazed window with a southerly aspect and a door leading to the garden.

### First Floor Landing

From the entrance lobby, a staircase rises to the first floor accommodation. The landing has a radiator, a uPVC rear window with open views and a built-in storage/airing cupboard with a cylinder. A drop-down ladder provides access to useful storage within the boarded loft space.

### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window with a pleasant outlook over gardens to the converted chapel opposite and the fields beyond. There is also a radiator.



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## Details



### Bedroom Two

This single bedroom enjoys arguably the best views from the property via a uPVC window. It has a sliding entrance door and a radiator.



### Bathroom

The bathroom has a coloured three-piece suite comprising a bath with three-quarter height tiling around, a pedestal hand basin and a low-level WC. There is half-height tiling to the remaining walls and an opaque uPVC window.



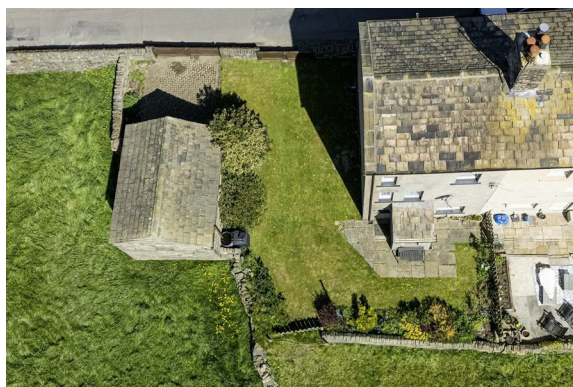
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## Details



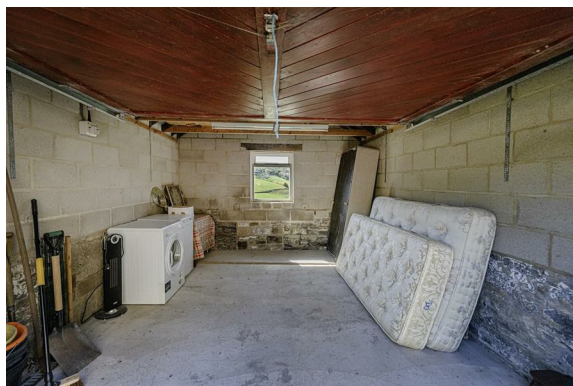
### External Details

Immediately in front of the property is the perimeter wall with a timber gate and a concreted area suitable for tubs, pots and planters. What makes this home special are the rear and side gardens. The rear of the property backs onto open fields and enjoys a southerly aspect, making it a real sun trap, with 180 degree open views over the surrounding fields and farmland. At the rear of the property, there is a perimeter stone wall and a stone flagged seating area with an adjoining lawn. At the side, there is a lawn with one of the two sets of twin timber gates. The second set of timber gates open onto a block paved driveway and, in turn, to the good-sized detached garage. The property occupies a good-sized plot and extending the property could be an option, or creating an annex or small dwelling, subject to any necessary planning permissions or consents.



### Detached Garage

The garage has an up-and-over door, a single-glazed rear window, power and lighting.



### Tenure

The vendor informs us the property is Freehold.

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Directions

