



The Forresters, Stainland, HX4 9EG
£650,000

An Exceptional 5/6 Bedroom Executive Home – The Forresters, Stainland

Tucked away at the end of a peaceful no-through road in the sought-after The Forresters development, this impressive five/six bedroom executive property offers luxurious living in a superb semi-rural setting.

Lovingly maintained and finished to the highest specification, the home features premium fixtures and fittings throughout. The spacious lounge and stunning dining kitchen both open through elegant bi-fold doors onto the beautifully landscaped garden – perfect for entertaining or relaxing in privacy.

The flexible accommodation includes two en-suite bedrooms, ideal for guests or multi-generational living, along with versatile additional rooms that can serve as a home office, snug, or sixth bedroom. A double garage and driveway parking for two cars provide excellent practical convenience.

Situated in the charming village of Stainland, residents enjoy a welcoming community atmosphere, open countryside walks on the doorstep, and excellent local amenities including pubs, cafes, and a well-regarded primary school.

For commuters, the location is superb – just a short drive to Junction 24 of the M62, providing swift access to Halifax, Huddersfield, Leeds, and Manchester, while still offering the peace and tranquillity of a tucked-away residential setting.



To the Ground Floor:

Entrance Hall

Cupboard housing boiler and washing machine. Tiled floor. Radiator. Double composite door to front elevation. Composite door to rear elevation.

Cloakroom

Wash hand basin. Low flush W.C. Fully tiled. Chrome towel radiator. Extractor fan.

Lounge 21'3" x 12'3" (6.492 x 3.756)

Media wall with 55 inch TV, sound bar and glass enclosed LE gas fire. Radiator. UPVC double glazed bi-fold doors to rear elevation. UPVC double glazed window to front elevation.

Dining Kitchen 24'2" x 8'5" (7.372 x 2.566)

Fitted kitchen with wall and base units. Granite work surfaces. Under unit lighting. Stainless steel, undercounter, one and a half bowl sink with Quooker boiling water tap. Neff electric oven. Neff induction hob. Neff gas wok burner. Stainless steel and glass cooker hood. Neff combi microwave. Integrated dishwasher. Integrated fridge / freezer. Integrated wine fridge. Radiator. UPVC double glazed bi-fold doors to rear elevation. UPVC double glazed window to front elevation.

Rear Hall

Stairs leading to Bedroom Six / Office. Tiled flooring. Composite door to rear elevation.

To the First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to second floor. Two radiators.

Master Bedroom 13'3" max x 12'3" (4.051 max x 3.738)

Fitted bedroom suite. Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Underfloor heating. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Two 10'6" x 8'4" (3.211 x 2.559)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 8'9" x 8'4" (2.692 x 2.551)

Understairs cupboard. Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 9'9" x 7'2" (2.992 x 2.187)

Currently utilised as dressing room. Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Underfloor heating. UPVC double glazed window to front elevation.

Bedroom Six / Office / Snug 15'8" x 16'6" (4.787 x 5.052)

With separate staircase. Undereaves storage. Radiator. Velux window. UPVC double glazed window to side elevation.

To the Second Floor:

Second Floor Landing:

UPVC double glazed window to side elevation.

Bedroom 16'9" x 9'0" + 10'9" x 9'2" (5.130 x 2.768 + 3.285 x 2.815)

Fitted wardrobes. Undereaves storage. Two Velux windows. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Underfloor heating.

Garage 18'10" x 16'1" (5.763 x 4.927)

Electric up and over doors. Power. Light. Understairs storage cupboard. EV point.

Parking

Cobbled driveway with parking for two cars.

Front Garden

Open lawn garden.

Rear Garden

Enclosed landscaped patio and lawn garden with mature planting.

Other Information:

The property benefits from Nest heating and CCTV.

Council Tax Band

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Location

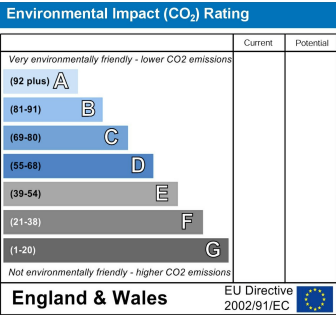
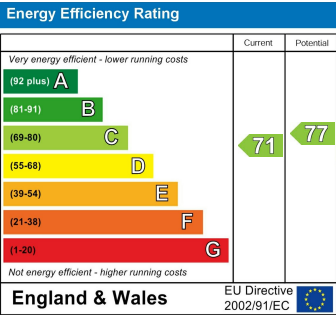
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: tiger.shady.placed

Disclaimer

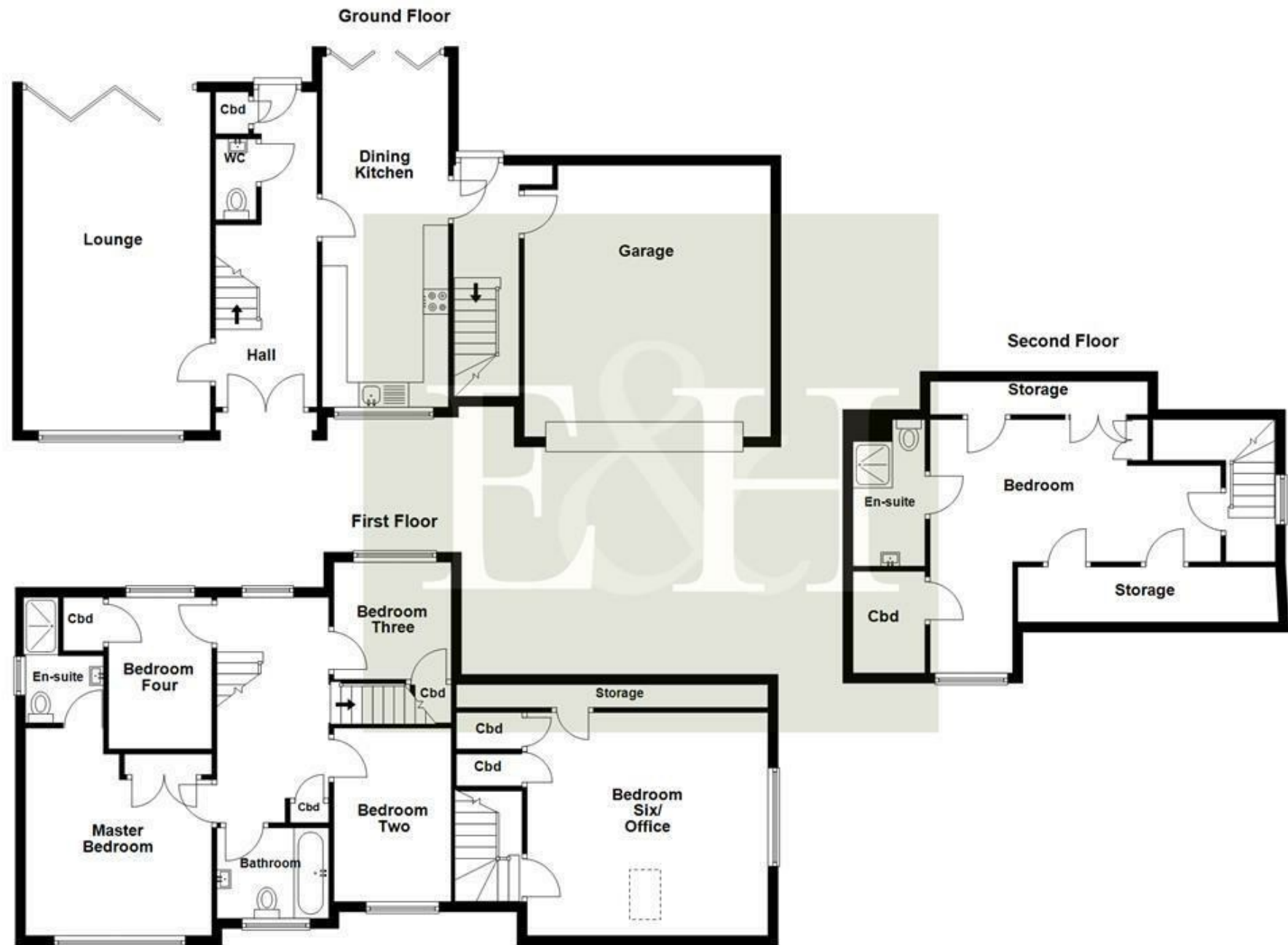
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We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only
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