

MARSH & MARSH PROPERTIES

Delph House, 200 Stainland Road, HX4 9AJ

Offers Over: £700,000



****ATTENTION ALL GROWING FAMILIES AND PROFESSIONAL COUPLES**** Situated in the highly sought-after area of Holywell Green is this stunning FIVE DOUBLE-BEDROOM detached and executive family home which boasts exceptional living space and versatility. Being close to highly regarded schools, local amenities and the M62 corridor, this really will make a superb, long term family home. The property features a modern dining kitchen perfect for hosting, along with a study, utility room, second reception room, and integral garage. The ground floor includes an entrance hall, a guest en-suite double bedroom, and practical spaces like the study and utility room. On the first floor, you'll find a spacious lounge, second reception room, W/C, dining kitchen, and a bright conservatory, while the second floor boasts a master bedroom with en-suite, three further double bedrooms, and the house bathroom. Externally, the front of the property provides a tarmacked driveway with space for several vehicles, alongside a bin store and access to the rear garden from both sides. The rear features a well-presented stone-flagged patio, landscaped banking, and a large lawn with planning permission for a swimming pool/leisure complex. With its thoughtful design, ample space, and beautifully maintained outdoor areas, internal inspection is strongly advised to truly appreciate what this home has to offer.

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ENTRANCE HALL

The UPVC front door opens into a welcoming entrance hall, featuring an open staircase, coving, and convenient access to the guest bedroom, study, utility room, and integral garage. The space



is enhanced by a UPVC side door and benefits from two radiators, ensuring comfort and practicality.

GUEST BEDROOM/BEDROOM FIVE 3.5 X 3.9m (11'5 x 12'9)



A spacious double bedroom featuring coving, a radiator, and large UPVC windows that fill the room with natural light, complemented by the convenience of an en-suite bathroom.

EN-SUITE



The en-suite is fitted with a modern three-piece suite, including a tiled shower cubicle with sliding glass doors and a handheld shower, a pedestal sink with splashback tiles, and a low-flush toilet. Additional features include ceiling spotlights, an extractor fan, and a UPVC window for natural light and ventilation.

STUDY/BEDROOM SIX 3.2 x 2.3m (10'4 x 7'6)



A versatile single bedroom currently utilized as a study, featuring coving, a radiator, and a UPVC window that provides ample natural light.

UTILITY 2.5 x 2.3m (8'2 x 7'6)



A practical utility room equipped with fitted cabinets, a sink with a chrome mixer tap, splashback tiles and coving. Additionally, there is ample space and plumbing for both a washing machine and dryer.

INTEGRAL GARAGE 5.4 x 6.9m (17'8 x 22'7)

An integral garage featuring an electric up-and-over door, power, and lighting for convenience. The garage houses the combination boiler and offers secure internal access to the entrance hall, providing practicality and ease of use.

LANDING

A landing with an open staircase leading to the second floor with a radiator and a UPVC window.

DINING KITCHEN 11.3 x 3.6m (37'0 x 11'9)



The dining kitchen is a spacious and functional hub of the home, featuring a wide range of wall and base units, a built-in oven and grill with hob and extractor fan, and a one-and-a-half bowl sink with a chrome mixer tap and splashback tiles. A stylish breakfast bar comfortably seats four, while the large dining area offers ample space for family meals or entertaining. The room is enhanced by wood-effect laminate flooring, coving, ceiling spotlights, and UPVC windows, creating a bright and welcoming atmosphere. Practical touches

include space and plumbing for a large American-style fridge freezer, two radiators for comfort, and French doors that open to the rear garden, seamlessly blending indoor and outdoor living. Internal French doors lead to the conservatory, further enhancing the flow of this well-designed space.



CONSERVATORY 3.5 x 2.8m (11'7 x 9'0)



A bright and inviting conservatory featuring wood-effect laminate flooring, UPVC windows that allow natural light to flood the space, and patio doors that open directly to the rear garden, seamlessly connecting indoor and outdoor living.

LIVING ROOM 5.6 x 4.8m (18'2 x 15'7)



A spacious lounge featuring a remote-controlled gas fire, a radiator, and elegant coving. Two large UPVC windows with hillside views, help to flood the space with natural light.

SECOND RECEPTION ROOM 3.5 x 4.0m (11'5 x 12'11)



A convenient second reception room with coving, a radiator, and UPVC windows with hillside views.

W/C

A stylish two-piece suite comprising a low-flush toilet and a vanity sink unit with splashback tiles. The room is further enhanced by a radiator, ceiling spotlights, an extractor fan for ventilation, and a

UPVC window that provides natural light.



LANDING

A landing with a large airing cupboard, radiator, and loft access.

BEDROOM ONE 4.1 x 8.3m (13'5 x 27'4)



A large double bedroom featuring a fitted bedroom suite that maximizes storage, two radiators, and two UPVC windows.

EN-SUITE



A modern and stylish en-suite featuring a walk-in shower cubicle with a glass shower screen, equipped with both a rainfall and handheld power shower. The double vanity floating sink unit is complemented by splashback tiles, while a low flush toilet enhances the room's sleek design. The space also includes an extractor fan, ceiling spotlights, wood-effect flooring, partially tiled walls, and a chrome towel radiator. A UPVC window adds natural light, completing this modern and functional bathroom.

BEDROOM TWO 5.6 x 4.2m (18'4 x 13'9)



A double bedroom featuring a fitted wardrobe with sliding doors for efficient storage, a radiator, and a UPVC window.

BEDROOM THREE 3.5 x 4.8m (11'5 x 15'10)



A double bedroom with a radiator and UPVC window.

BEDROOM FOUR 3.6 x 5.5m (11'9 x 18'0)



A double bedroom with a radiator and UPVC window.

BATHROOM

A three-piece suite comprising a half bathtub with a handheld shower, a low-flush toilet, and a vanity sink unit with splashback tiles. Additional features

include a chrome towel radiator, ceiling spotlights, an extractor fan, partially tiled walls, and a Velux window.

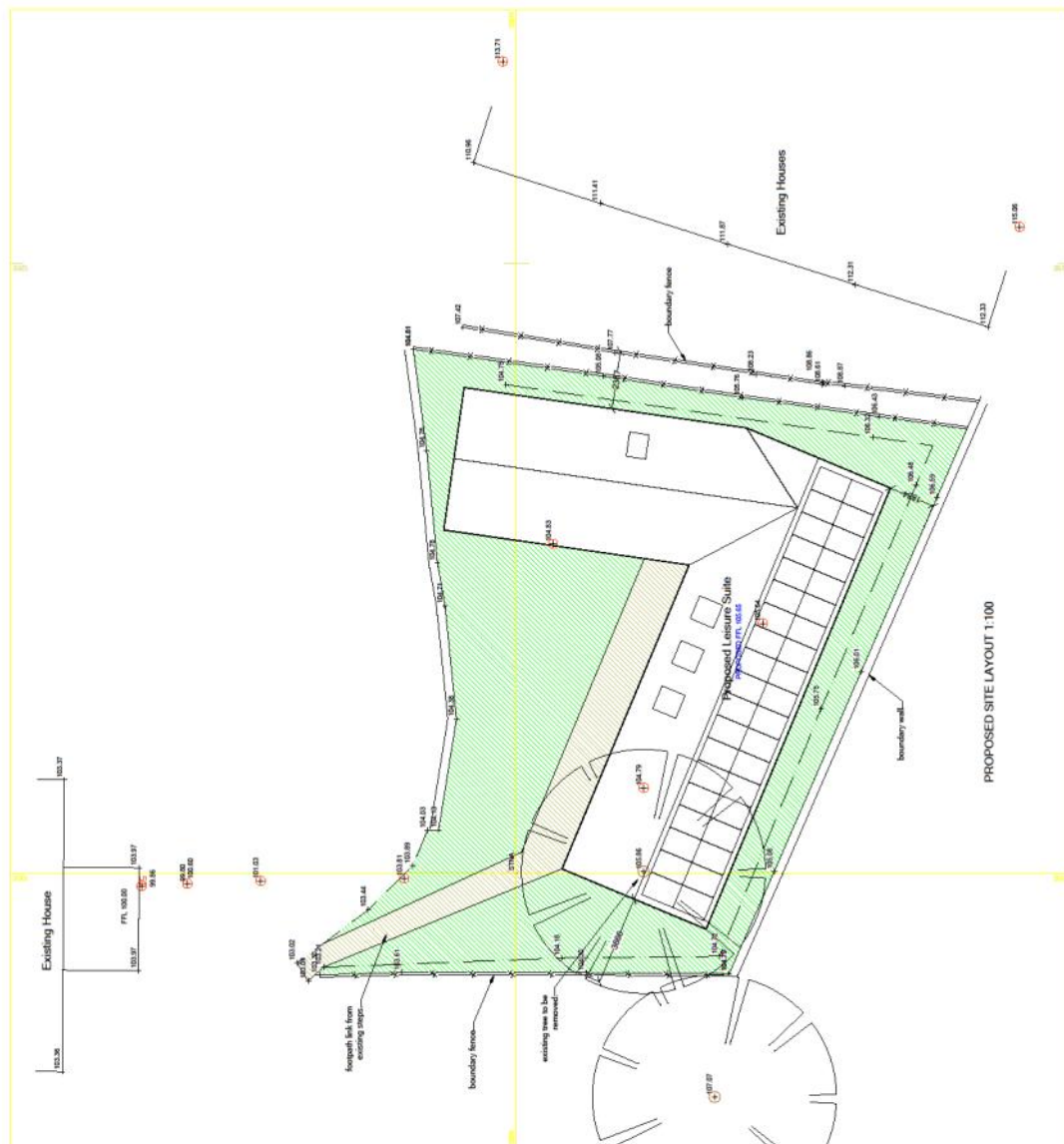


EXTERNAL



Externally, the front of the property offers a tarmacked driveway with space for several vehicles, along with a convenient bin store and access to the rear garden from both sides. The rear garden boasts a well-presented stone-flagged patio, landscaped banking, and a large lawn, with planning permission in place for a swimming pool/leisure complex, providing both practicality and future potential.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



PROPOSED SITE LAYOUT 1:100

REV:

CLIENT :

Frazer

ADDRESS:
Delph House
Stainland Road
Holywell Green
HX4 9AJ

SUBJECT:

Leisure Suite
Proposed Site Plan

DATE _____

DATE: July 2020

July 20

ISSUE :
OF ANNOUNCE

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RESEARCH

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PHONE:

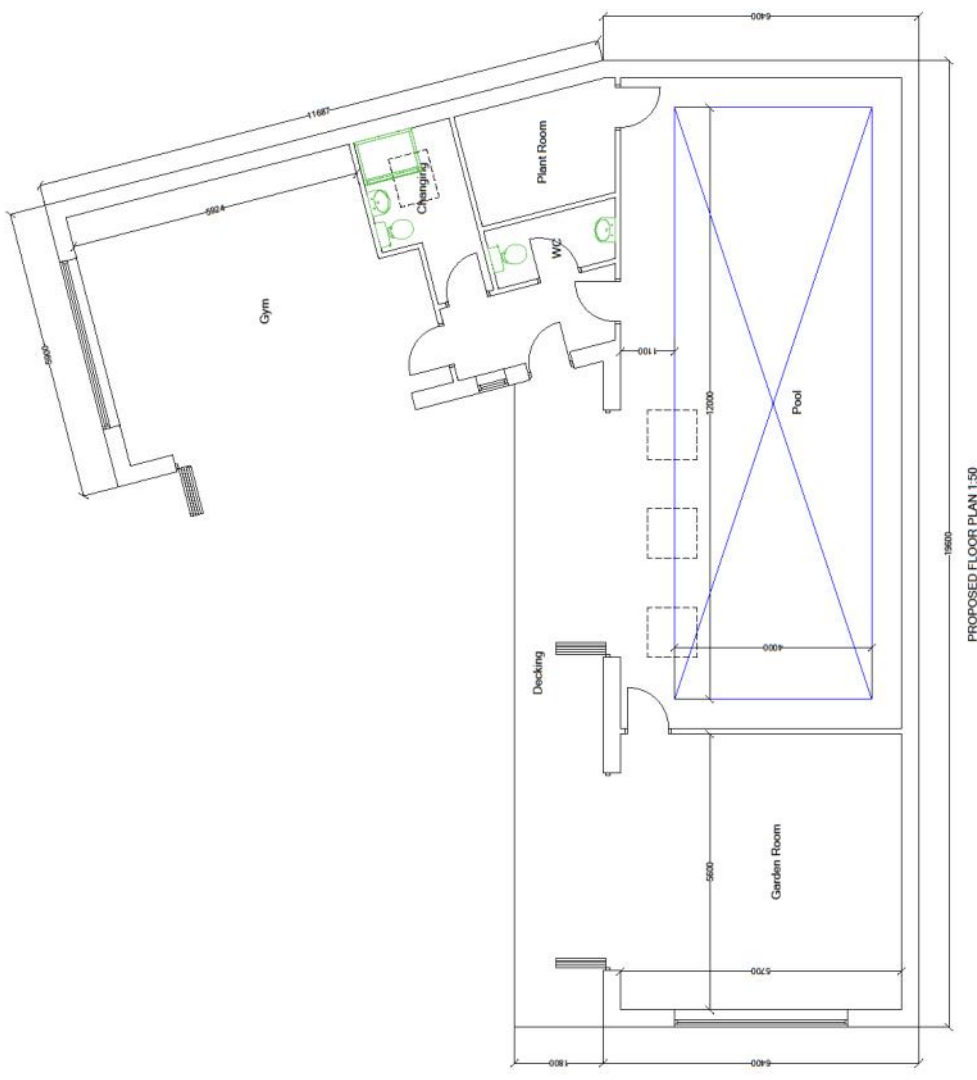
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Langley Architectural
Architectural Design, Planning & Development

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Stanland Road
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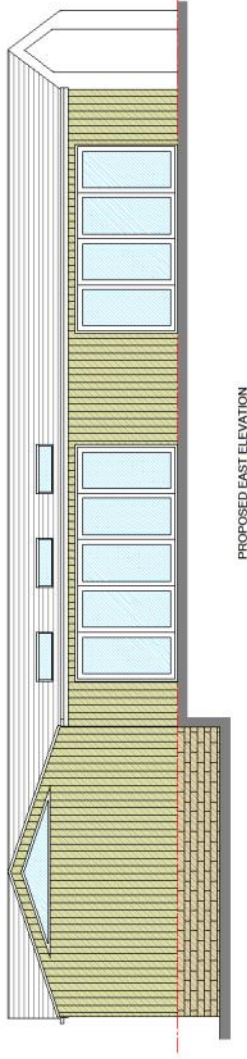
PROJECT: **Leisure Suite
Proposed Floor Plan**

DATE: **July 2020**

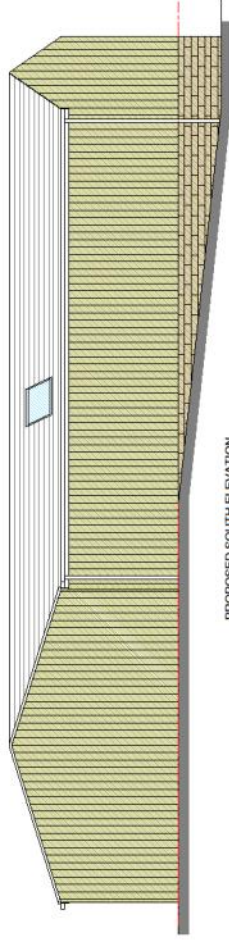
ISSUE: **PLANNING: ☐ B REGULATIONS: ☐ GENERAL: ☐**

DRAWING REF: **1805-20-002** B SCALE: **1-100**

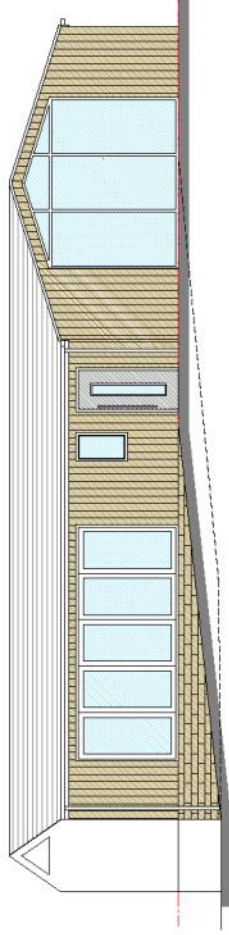
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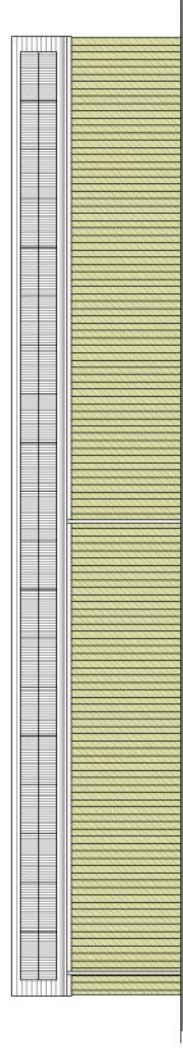
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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Stainland Road
Holywell Green
HX4 9AJ

PROJECT :

Leisure Suite
Proposed Elevations.

DATE :

July 2020

ISSUE :

PLANNING

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SCALE

1805-20-003 B 1-100

DRAWING REF :

REVISION

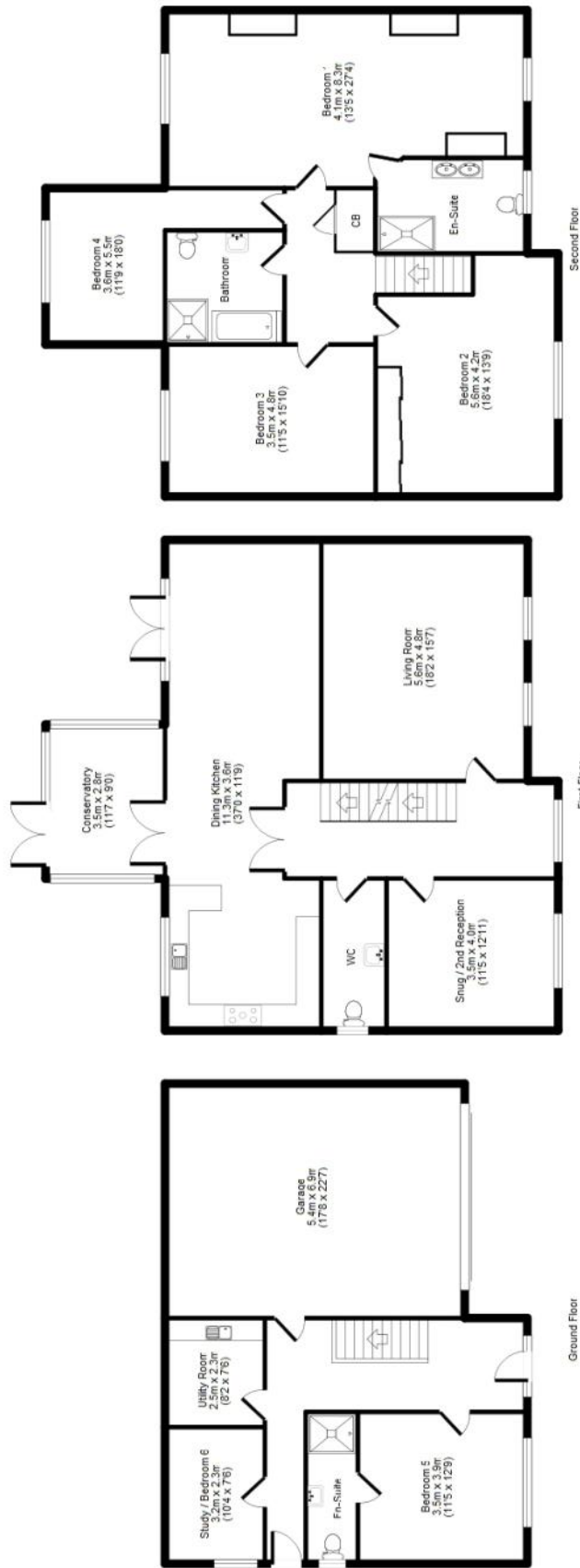
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APPROX GROSS INTERNAL FLOOR AREA: 300 sq. m / 3226 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not to be taken as an offer of contract or warranty. (C) Marsh & Marsh Properties

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