

# MARSH & MARSH PROPERTIES

*360C Stainland Road, Stainland, HX4 9EH*

*£550,000*



**\*\*ATTENTION ALL YOUNG AND GROWING FAMILIES\*\*** An executive FOUR DOUBLE BEDROOM detached family home in the highly sought-after area of Stainland. This well-presented property offers two spacious reception rooms, a modern dining kitchen, a utility room, and an integral garage. The master bedroom boasts an ensuite, and all four bedrooms are generously sized doubles. Located within close proximity to highly regarded local schools and offering easy access to the M62 motorway, this home is perfect for commuters seeking convenience without compromising on a peaceful village setting. On the ground floor, you will find an entrance porch, cloakroom, spacious entrance hall, modern dining kitchen, lounge, snug, utility room, and integral garage. Upstairs, the expansive landing provides access to four double bedrooms, including one with an en-suite, as well as a house bathroom. Externally, the property benefits from a private driveway to the front and a low-maintenance enclosed garden to the rear, offering a perfect outdoor retreat. An internal inspection is highly recommended to fully appreciate the space, style, and superb location of this fantastic family home.

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### ENTRANCE PORCH



A welcoming entrance porch featuring engineered oak flooring, a wooden front door, and coving, creating a bright and stylish entryway.

### CLOAKROOM



A convenient cloakroom fitted with a low-flush toilet and hand wash basin. The space is finished with partially tiled walls, a radiator, coving, and a UPVC window.

### ENTRANCE HALL



The entrance hall is an inviting space with engineered oak flooring and an open staircase leading to the first floor. Under-stair storage provides additional practicality. To complete this

space there is a radiator, coving, and ceiling spotlights.

### LIVING ROOM 4.2 x 4.7m (13'11 x 15'3)



A spacious and bright lounge, perfect for family gatherings. This room features wood-effect laminate flooring, decorative coving, and a beautiful fireplace with a gas fire as a focal point. To complete this room there is a radiator and UPVC windows.

### SNUG 3.3 x 4.2m (10'9 x 13'7)

A cosy yet versatile room, currently used as a playroom. It features engineered oak flooring, a radiator, coving, and a UPVC window, making it an ideal additional reception space to suit your



family's needs.



### DINING KITCHEN 5.7 x 3.7m (18'6 x 12'1)



A modern and stylish fitted kitchen, offering both

practicality and contemporary design. It includes a Rangemaster cooker with an extractor fan, an American-style fridge freezer, and a sink with a chrome mixer tap and splashback tiles. There is also space and plumbing for a dishwasher. Bi-folding doors open onto the rear garden, allowing for seamless indoor-outdoor living. Additional features include a radiator, ceiling spotlights, coving, and a UPVC window.



### UTILITY

A useful and practical space with tiled flooring, providing room and plumbing for both a washing machine and dryer. The utility also houses the combination boiler and features coving, an extractor fan, a UPVC window, and secure access



into the garage.



**GARAGE 3.4 x 5.2m (11'1 x 16'10)**



A well-sized garage with an up-and-over garage door, radiator, power, lighting, a UPVC window, and a UPVC door providing access to the rear garden.

### **LANDING**

A beautifully designed landing featuring a large UPVC window over the open staircase, allowing for an abundance of natural light. Additional features include a radiator, coving, and ceiling spotlights.



**BEDROOM ONE 4.2 x 4.2m (13'11 x 13'9)**



A spacious and bright double bedroom with a radiator, coving, and UPVC windows offering far-reaching views.

### **EN-SUITE**





A stylish ensuite shower room featuring a tiled shower cubicle with a glass screen, a rainfall and handheld power shower, a low-flush toilet, and a hand wash basin. The room is finished with a tiled floor, radiator, coving, and a UPVC window.

#### **BEDROOM TWO 3.2 x 4.2m (10'7 x 13'9)**



A large double bedroom with a radiator, coving, and UPVC windows.

#### **BEDROOM THREE 3.0 x 3.7m (9'10 x 12'1)**



A well-proportioned double bedroom featuring a radiator, coving, and a UPVC window.

#### **BEDROOM FOUR 2.6 x 3.7m (8'6 x 12'1)**

A comfortable double bedroom with a radiator,

coving, and a UPVC window.



#### **BATHROOM**



A luxurious and modern house bathroom,



featuring a contemporary four-piece suite comprising a freestanding bathtub, a tiled walk-in shower cubicle with a glass screen, a rainfall and handheld power shower, a low-flush toilet, and a stylish vanity sink unit. The space is finished with tiled flooring, a radiator, coving, ceiling spotlights, and a UPVC window.



#### EXTERNAL



To the front of the property a spacious driveway providing off-road parking. To the rear is an enclosed rear garden designed for low-maintenance outdoor living, featuring a combination of a flagged patio, wooden decking, and artificial turf. This beautifully landscaped space also enjoys far-reaching views, making it

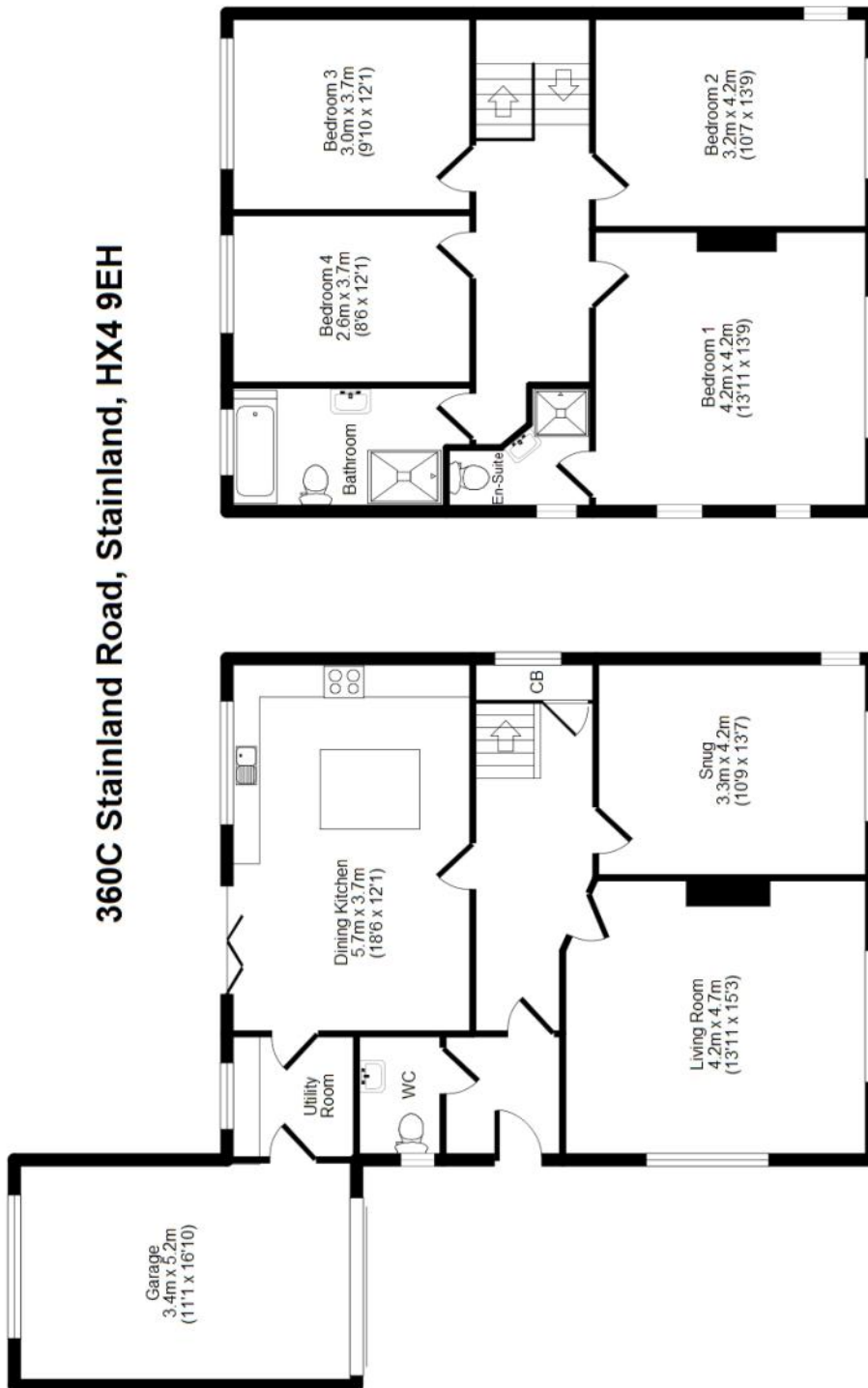
perfect for relaxation and entertaining.



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APPROX GROSS INTERNAL FLOOR AREA: 163 sq. m / 1759 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 intended to form part of any contract or warranty. (c) Marsh & Marsh Properties

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