

Charnock Bates

The Country, Period & Fine Home Specialist



11 Town Ing Way  
Stainland, HX4 4EE









# 11 Town Ing Way

Stainland  
HX4 4EE



**IMMACULATELY RENOVATED, STONE BUILT DETACHED**



**5 DOUBLE BEDROOMS, 2 WITH EN-SUITES**



**DOUBLE GARAGE & OFF STREET PARKING FOR 4 CARS**



**FRONT GARDEN & PRIVATE REAR GARDENS**

Offers in excess of: £800,000

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## Summary

11 Town Ing Way is a stunning, 5-bedroom stone built detached property, nestled in the heart of the very desirable Stainland Village.

Internally, the property comprises 5 spacious double bedrooms, 2 with en-suites, family bathroom, open plan kitchen/diner, orangery lounge with glazed doors leading to the front garden, a generous main lounge again boasting glazed doors leading to the tranquil and private rear garden, finished off with a spacious utility room and downstairs w/c with generous cloakroom area. The property also benefits from a built in Sono's sound system throughout the property.

Externally, the property boasts off street parking for four cars, a spacious double garage with remote controlled electric door, a front garden, and generous gardens to the rear which overlook a woodland wildlife corridor where deer can sometimes be seen! This really is a tranquil and private space. The property is accessed by private electric gates to the front elevation.

## Location

Stainland is a sought-after location boasting an array of amenities including two gastro pubs, pharmacy, hair salon, beautician, sandwich bar, park, recreation ground and a cricket club. There are delightful walking tracks around the area. Further down Stainland Road, in West Vale, you can enjoy a variety of restaurants, local amenities and supermarkets with a Tesco and Co-op.

There are local schools including Hollywell Green Primary School and Bowling Green Academy with outstanding Ofsted report. The area is popular with commuters, having excellent commuter links by both road and rail with access to the M62 motorway network within four miles and regular train services connecting the Northern business centres and wider UK running from Sowerby Bridge, Halifax and Huddersfield.





## General Information

Access to this outstanding property is via a delightful, stone-built porch with a composite door, leading from the driveway. As you enter, the bespoke glass staircase has a real 'wow' factor, the entrance flows into the beautiful, open plan, kitchen/diner area/orangery completed with tiled effect flooring throughout. The glazed orangery roof fills the space with light giving it a relaxing and airy feel, in an evening the orangery roof has colour changeable feature LED lighting. This space is really gives you a feel for the property and what you can look forward to viewing the rest of the house.

Moving forward into the bespoke 'Daval' kitchen, the sleek handleless oat-coloured base cabinets coupled with the rough-cut oak effect wall units and contrasting quartz worktops really give the feeling of luxury. The feature 'textured tile' wall, finished with LED backlighting houses a range of integrated NEFF appliances including a 'slide and hide' steam oven, combination microwave oven, warming drawer, and a full-size fridge. There is a large induction hob with smoked mirror splash back featuring a 'slide and hide' extraction unit above and a separate full-sized freezer. Completing the space is the NEFF dishwasher and Franke' stainless-steel 1.5 bowl inset sink with a 'Franke' pull out hose mixer tap.

Moving through to the utility room, a well-planned space with an oversized depth worktop, perfect for folding laundry, space for a dryer and plumbing for a washing machine, an inset sink with pull-out hose 'Franke' tap. This room also offers access to the outside, along with hanging rail and plentiful storage for your laundry products – the triple sliding washing baskets really help to keep the laundry task organised and run efficiently.

Leading back through the kitchen to the dining area and the orangery, this space is great for hosting and entertaining due to the fact it encloses the kitchen. It also offers access through glass doors to the front elevation where there is a patio terrace and lawned area perfect for sitting out and catching the evening sun. Light flows through this space due to the sky light found in the orangery. Complete with surround sound Sono's system and a plumbed 'wet' underfloor heating system.

Leading back through the main entrance hall, to the left is the large cloakroom with downstairs w/c, sink unit with storage and heated towel rail. The cloakroom benefits from a full depth double sliding wardrobes – ideal for coats, kit bags etc. Additionally, there is a further half depth double sliding wardrobe providing ample space to store shoes, hats, scarfs etc. This space functions well and keeps everything tucked away from sight.

Moving through to the generous sized lounge, accessed via double glazed doors, this room is complete with a media wall with Sono's sound system and built in panoramic 'real log effect' gas fire allowing you to create a cosy and comfortable space. The lounge has a feeling of serenity enjoying views over the enclosed rear garden which overlooks the woodland beyond. Twin sliding doors from the lounge provides access to the garden giving the perfect indoor /outdoor flow.

Rising to the first floor, from the bespoke made glass staircase, a spacious U-shaped landing greets you. The first door, to your right, takes you to the first double bedroom (this was previously the principal bedroom, before the property was extended) this sizeable space is offered with a fully tiled ensuite with underfloor heating, a mains heated towel rail (with summer heatable element inbuilt) a double sized dual shower offering a rainfall shower head and a riser shower, inset sink with vanity units with lit mirror over and w/c. Sono's sound system. This bedroom overlooks the front elevation to the property.

Adjacent is the second 'extended' double bedroom, a wonderful space featuring an apex ceiling along with LED ceiling lights providing a cozy yet characterful room overlooking the front elevation.

The principal suite boasts a balcony with French doors enjoying views over the rear garden and the woodland beyond. Catching all day sun it's the perfect 'private' sun trap. The principal offers a fully tiled en-suite finished with underfloor heating, double walk-in shower with twin rain head showers, double 'Villeroy and Boch' wash basins with double walnut effect under cabinet storage, a large, heated towel rail and wall hung w/c. The principal bedroom also has ample storage thanks to the dressing area complete with range of bespoke walnut effect fitted wardrobes along the back wall.

There is a further large double bedroom and a bedroom which currently used as an office/dressing room by vendors. Both overlook the rear garden and woodland beyond.

Completing the first-floor accommodation is the family bathroom. Fully tiled with a double walk-in shower offering a dual rainfall shower head and a riser shower, underfloor heating and Lusso stone sink with a sleek taupe under cabinet storage along with an 'oversized' double ended bath with pull-out shower head and mains heated towel rail (with summer heatable element inbuilt) creates the perfect space for relaxing on an evening.





































## Externals

Externally the property offers access through private remote-controlled gates to a sweeping block paved driveway and double garage with electric up and over doors along with a large private garden to the rear complete with Yorkshire stone steps with Indian stone edging, 'Trex' composite decking and luxury depth artificial lawn, all enclosed with newly added composite fencing.

To the front elevation there is an added Indian stone seating area and small artificial lawn. Leading off from the orangery, it's the perfect space for catching the evening sun.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Wayleaves, Easements and Rights of Way

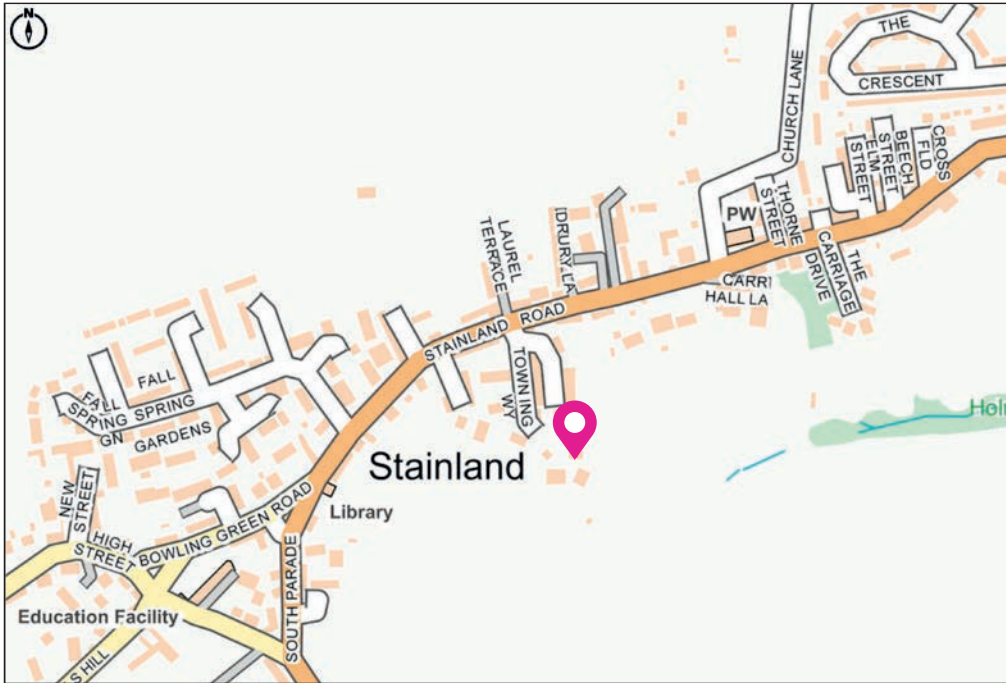
The sale is subject to all these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents; we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.







## Directions

From Halifax town centre proceed along the A6026 Wakefield Road past the hospital and continue down Wakefield Road until you can take a right on to Stainland Road. Head towards the mini roundabout and go straight ahead on to the B6112 Stainland Road. Continue to follow Stainland Road for 2.5 miles and then turn left on to Towning Way. Continue down and through the electric gate where No 10 will be directly in front at the end of the lane.

For satellite navigation: **HX4 9EE**

## Local Information

NEAREST STATIONS	Sowerby Bridge	5.9 miles
	Halifax	4.4 miles
NEAREST SCHOOLS	Bowling Green Academy	0.3 miles
	Hollywell Green Primary School	0.4 miles
MOTORWAY NETWORK	Greetland Academy	2.5 miles
	M62, Junction 24	3.8 miles

## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band TBC
ELECTRICITY SUPPLY	EON
GAS SUPPLY	EON
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT – extremely fast and stable connection
MOBILE SIGNAL	Good coverage





# Floor Plans

## Ground Floor



## First Floor



Total approximate floor area:  
**2,691.30 sqft (250.03m<sup>2</sup>)**  
(inc Garage)



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250 Halifax Road  
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**01422 823777**

Oak House  
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Huddersfield HD1 5LG  
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