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**Stainland Road, Stainland**  
**Halifax, Yorkshire**

**Offers over £600,000**

MARTIN THORNTON PLATINUM

A superbly appointed five-bedroomed detached home set back from the road with fabulous south-facing views over the valley. There is extensive parking, superb gardens and an adjoining field of approximately 0.6 of an acre. The property is located in a well-regarded area with amenities nearby and is a perfect commuting base for Leeds and Manchester. The accommodation comprises a large entrance hallway, downstairs WC, large living room with doors out to the garden, dining kitchen with integrated appliances and underfloor heating, large formal dining room and utility. On the first floor are five bedrooms, the master with an en suite, and a house bathroom. The property has gas-fired central heating, uPVC double glazing, 16EV, 4KW solar panels and a security system incorporating CCTV. The integral garage has an automatic door and there is ample parking on the block paved driveway. At the rear of the property are stunning gardens, perfect for outdoor eating and entertaining. There is a vegetable and flower garden, a greenhouse, an area with concrete standing and space to reinstate a stable block if required. Only by an internal inspection can the amount of accommodation, presentation and position be truly appreciated.

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## Floorplan



All measurements are approximate and for display purposes only

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## Details



### Entrance Hallway



A canopied open entrance gives shelter from the elements and has courtesy lighting. A uPVC door with opaque glazed panels gives access to the hallway. The initial portion of the large entrance hallway has robust matting style flooring; beyond this is oak style laminate flooring. A spindle staircase rises to the first floor accommodation. There is a large storage cupboard, coving to the ceiling, a radiator and access to the downstairs WC.

### Downstairs WC



This has a continuation of the flooring from the hallway. The white two piece suite comprises a pedestal wash hand basin and a low-level WC. There is half-height wall tiling, ceiling downlighting, an extractor and a radiator. A uPVC window is on the side elevation.

### Living Room



This large, principal reception room is positioned at the rear of the property. The room has a southerly orientation and is particularly light and bright, enjoying a fabulous open aspect with views over surrounding fields and farmland. A contemporary living flame effect gas fire is raised and recessed to the chimney breast. There is plenty of room for furniture, wall light points, coving to the ceiling and a radiator.

### Dining Room



The large dining room is positioned at the front of the property and has a bay window overlooking the block paved driveway. The room can easily accommodate a large formal dining table and has a stylish, wall-mounted electric fire and a radiator.

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### Dining Kitchen



This room certainly has the wow factor for its standard of presentation, quality of fixtures and fittings and south-facing aspect with views across fields and farmland. There are extensive fitted units to high and low levels with working surfaces and a large central island unit with the worktop extending to create a breakfast bar with further storage beneath. There is ceiling downlighting, under-unit lighting and feature coloured glass splashbacks, a one-and-a-half bowl stainless steel sink with waste disposal and mixer tap. Integrated appliances include Miele side-by-side self-cleaning ovens, Whirlpool microwaves above, fridge, freezer and Bosch dishwasher. Within the island unit is a Neff five-ring gas hob with a ceiling mounted canopy style, illuminated filter hood. There is built-in padded benching with storage beneath. Of particular note is the iridescent granite floor tiling with electric under-floor heating.

### Utility



Accessed from the dining kitchen, the utility has a continuation of the iridescent granite floor tiling. Beneath the worktops are storage cupboards and a twin-bowl stainless steel sink with mixer tap. There is plumbing for an automatic washer, space for a condensing dryer and a radiator. To the side elevation is a uPVC door and window.

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### First Floor Landing



From the hallway, a staircase rises to a half landing with a large opaque feature arched window. The spindle staircase continues up to the galleried landing which has access to the loft area via a drop-down ladder. This has lighting and extensive boarding for storage. There is a radiator and a built-in airing cupboard housing the pressurised cylinder and a shelf above.

### Bedroom One



This double bedroom is positioned at the rear of the property and is certainly a room with a view, enjoying the southerly rear aspect. The room has commanding views from its elevated position across the garden and adjoining farmland. There are built-in sliding door wardrobes with hanging rails and shelving, some doors with mirror fronts, space for further freestanding or fitted furniture and a radiator. Access can be gained to the en suite.

### En Suite Shower Room



The shower room is presented to a high standard with wall and floor tiling with electric under floor heating. The walk-in shower has a large overhead waterfall style shower fitting and a hand-held shower attachment. There are his and hers rectangular wash hand basins set to a granite top with drawers beneath and a low-level WC. The room has a mirror with a mosaic style border, ceiling downlighting, twin ceiling speakers, an extractor fan and an upright chrome towel radiator. To the side elevation is an opaque uPVC window.

### Bedroom Two



This large double bedroom is positioned at the front of the property with plenty of space for fitted or freestanding furniture. It has a uPVC window and a radiator.

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### Bedroom Three



This large double bedroom is positioned at the front of the property with plenty of space for fitted or freestanding furniture. It has a uPVC window and a radiator.

### Bedroom Four



This double bedroom is positioned at the rear of the property enjoying a southerly aspect with stunning views via its uPVC window. There are built-in double and single wardrobes, a central dressing table with shelf above and a radiator.

### Bedroom Five



This good sized fifth bedroom is utilised as a home office but is versatile. There is ceiling downlighting, a side opaque uPVC window and a radiator.

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### House Bathroom



The light and bright bathroom is presented to a high standard with Travertine style tiling to the walls and floor and electric underfloor heating. There is feature contrast iridescent mosaic tiling. The white suite comprises a bath with an extendable hand-held shower attachment, a large rectangular wash hand basin with storage cupboards beneath and a mirror-fronted toiletries cabinet above, a low-level WC and a shower cubicle with a large waterfall style shower fitting and a hand-held shower attachment. There is ceiling downlighting, ceiling speakers, an extractor fan and an upright chrome ladder style radiator. To the side elevation is an opaque uPVC window.

### External Details



At the front of the property is an expanse of quadruple width, block paved parking on the driveway. There is a right of vehicular access for the neighbouring property. On the opposite side of the driveway is a useful summerhouse/shed with timber and glazed doors and windows which could be a perfect space for a home office, hobby room or workshop. To the side of this is coloured slate and feature palms/ferns. The rear of the property is one of the major selling features with

an open aspect and southerly nature. There is access on both sides of the property with lockable wrought iron gates and paved pathways, outside water, several external power sockets, lighting and CCTV. Adjoining the French doors in the living room is a paved patio area with balustrading and this area is a real sun trap. There is perimeter fencing on one side and steps lead down to a similar sized patio with lighting and a granite dining table incorporating lighting, power sockets and a built-in barbecue. On the left hand side of this is a large artificially grassed seating/dining area from which to enjoy the most enviable views. There is timber fenced balustrading and a gate leading to a field/paddock.

### Field/Paddock



This field has perimeter dry stone walling and extends to 0.6 of an acre. At the right hand side is a five-bar gate within the perimeter walling onto a concrete base, which formerly housed a stable block and could be reinstated if required. There is an enclosed garden with a large greenhouse, vegetable plots and flower beds.

### Integral Garage

While there is extensive parking on the driveway, the property also has an integral garage with an automatic up-and-over door and a personal door from the large entrance hallway. This houses the boiler for the gas-fired central heating system and has power, lighting and water. The size of the garage means that one end can be utilised as a utility area with space for further appliances.

### Tenure

The vendors inform us that the property is freehold and we await further confirmation. 25.10.24

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Directions

