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Portman Close, Stainland Halifax,

Price £450,000

MARTIN THORNTON PLATINUM

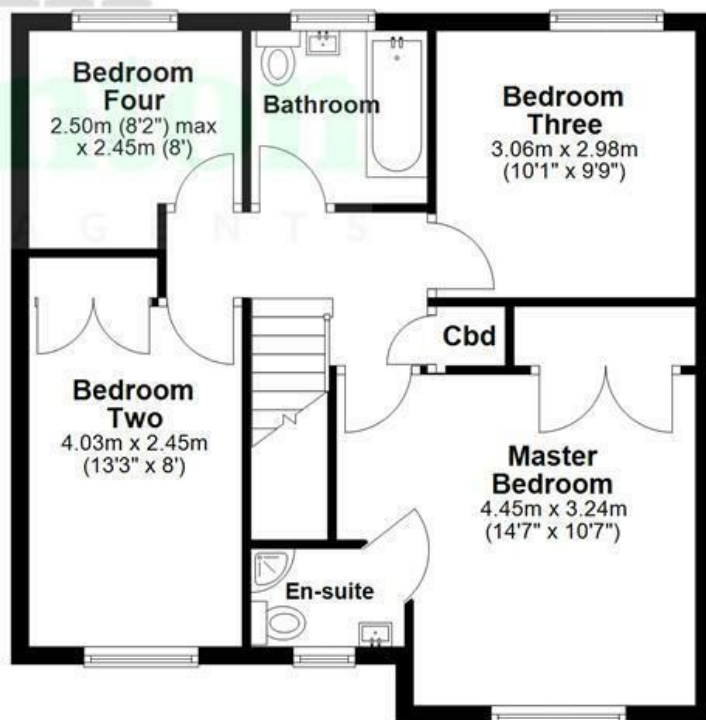
This well-presented four-bedroom detached family home is situated in a lovely cul-de-sac setting. The property boasts envious views to the rear over surrounding countryside. It is conveniently positioned close to the nearby village and handy for the M62 motorway network serving Leeds and Manchester city centres. The accommodation comprises an entrance hall, living room, extended kitchen diner with long distance views, utility and downstairs WC. On the first floor are four good-sized bedrooms, the master with en suite shower room, and a house bathroom. The property has gas-fired central heating, is predominantly uPVC double-glazed and has a security system. Externally, there is a double driveway and garage with power and light. At the rear is a fenced garden area with a patio suitable for outdoor entertaining with lovely views over the valley and beyond. Viewing is highly recommended.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hall

A composite door with glazed inserts and side panel opens to the entrance hall, which has plenty of room to store coats and shoes. It has a ceiling light point and a useful under stairs store cupboard, home to the security system. Access can be gained to the following rooms:



Living Room

The living room has lots of natural light via a large splayed walk-in uPVC double-glazed window. The room is spacious with plenty of room for furniture, along with two ceiling light points and two radiators. The focal point of the room is a marble style fire surround, home to a living flame gas fire. A set of timber doors gives access to the dining room area.



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Kitchen Diner

The spacious dining area has a large uPVC double-glazed window providing a pleasant outlook over the rear garden and beyond. French doors lead out to the rear garden. There are two ceiling light points, a radiator and the dining area is open plan to the kitchen. The kitchen area has a range of wall and base cupboards, drawers, roll-edge granite style worktops and upstands. There is under-unit lighting and ceiling downlighting. Integrated appliances include a double oven, fridge freezer and dishwasher along with a one-and-a-half bowl composite sink unit with mixer tap. The large breakfast island has a five-ring gas hob with an overlying extractor fan and drawers beneath. A uPVC double-glazed window provides a pleasant outlook over the rear elevation and a timber door gives access to the utility.



Utility

The utility has tiled effect flooring and a ceiling light point. There is plumbing and housing for a washing machine, housing for a dryer and a stainless steel sink unit with twin taps. A uPVC door with double-glazed insert gives access to the rear garden and a timber door gives access to the downstairs WC.

Downstairs WC

The white suite comprises a pedestal wash hand basin with tiled effect splashback and twin taps and a low-level WC. There is a continuation of the tiled effect flooring, a ceiling light point and a radiator. To the side elevation is a uPVC double-glazed window.



First Floor Landing

From the entrance hall, a spindle staircase rises to the first floor landing, which has ceiling downlighting and a radiator. It has access to a partially boarded loft space and a storage cupboard, home to the water heater tank, with space for towels and linen, etc.

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Bedroom One

This double bedroom is situated to the front of the property and enjoys lots of natural light via a large uPVC double-glazed window. It has a large fitted wardrobe with various hanging rails and shelving, along with plenty of room for further furniture, a ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite bathroom.



En Suite Shower Room

The modern white suite comprises a corner shower cubicle with mains fed shower and screen, a pedestal wash hand basin with vanity unit below and overlying mixer tap and a low-level WC. To the front elevation is a uPVC double-glazed window. There is laminate style flooring, tiled effect walls, a ceiling light, an extractor fan and a mirror. There is also a chrome ladder style heated towel rail.



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Bedroom Two

This double bedroom is situated to the front of the property and enjoys a pleasant outlook over Stainland and beyond via a large uPVC double-glazed window. It has a fitted wardrobe with various hanging rails and shelving, a ceiling light point and a radiator.



Bedroom Three

This double bedroom is situated to the rear of the property and has a pleasant outlook over the garden and beyond via a uPVC double-glazed window. It has a ceiling light point and a radiator.



Bedroom Four

This room is currently utilised as a work-from-home office and has a large uPVC double-glazed window to the rear elevation. It has a ceiling light point and a radiator.

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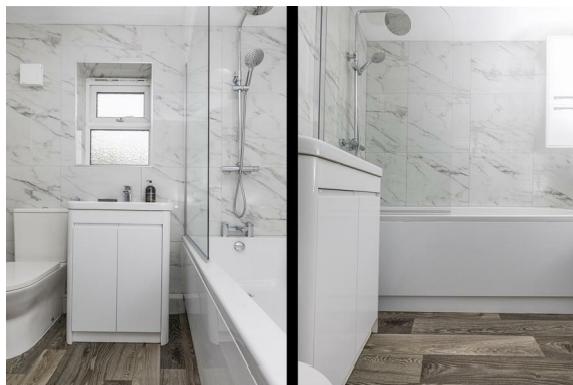
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House Bathroom

The modern white suite comprises a panelled bath with overlying mains fed shower, hand-held shower attachment and twin taps, along with a vanity wash hand basin with overlying mixer tap and a low-level WC. There is laminate style flooring, tiled effect walls, ceiling downlighting, an extractor fan and an LED mirror. There is also a chrome ladder style heated towel rail. To the rear elevation is a uPVC double-glazed window.



External Details

At the front of the property is a double tarmac driveway and a lawned area. The garage has an up-and-over door, power and light, and houses the Ideal central heating boiler. There is a fenced walkway leading to the rear garden and a porch by the front door. At the rear of the property, there is a fenced garden area with a patio, suitable for outdoor entertaining, a water point and security lighting.



Tenure

The vendor has informed us that the property is Freehold.

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Directions

