

228 STAINLAND ROAD
HOLWELL GREEN

£170,000
FREEHOLD

A spacious and characterful three-bedroom property, offering well-proportioned accommodation throughout. The property briefly comprises an entrance hall with original tiled flooring, a generous living room featuring an attractive stone chimney breast and gas fire, and a well-appointed kitchen with space for a range-style cooker and access to the rear garden and cellar. To the first floor are three double bedrooms, all benefiting from useful built-in storage, together with a well-appointed family bathroom featuring a freestanding roll-top bath and separate shower. Externally, the property benefits from a low-maintenance, raised rear garden with gated side access, along with gated access to the front entrance and on-street parking. Further benefits include double glazing, a useful cellar providing additional storage and a partially boarded loft. An excellent opportunity for buyers seeking a spacious home with character and practical living accommodation.





• THREE BEDROOM END TERRACED PROPERTY • DESIRABLE LOCATION • CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance

Accessed via a composite entrance door featuring an attractive stained glass inset, the entrance hall benefits from original tiled flooring, adding character and charm. Stairs rise to the first-floor landing, with a door leading through to the living room.

Living Room

A generously proportioned and spacious living room, featuring an attractive stone chimney breast with a gas fire, creating a focal point to the room. A double-glazed window to the front aspect allows for plenty of natural light, with a door providing access through to the kitchen.

Kitchen Dining Room

A well-appointed kitchen fitted with matching base units and tiled splashbacks, complemented by fully tiled flooring. The kitchen benefits from two double-glazed windows to the side aspect, allowing for plenty of natural light. There is space for a 90cm range-style cooker (gas or electric), with an extractor fan positioned above. Further features include a stainless steel sink with drainer, integrated dishwasher and plumbing for a washing machine. A wooden stable-style door provides access to the rear of the property, with an additional opening leading down to the cellar.

Cellar

Accessed from the kitchen, the cellar benefits from lighting and provides useful additional storage space. Currently utilised for storage purposes.

First Floor Landing

The first-floor landing benefits from a useful built-in shelving unit and provides access to all three bedrooms and the main family bathroom.

Bedroom One

A spacious and well-proportioned double bedroom featuring double-glazed windows to the front aspect, allowing for plenty of natural light. The room also benefits from a useful built-in storage cupboard.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed window to the side aspect, allowing for natural light. The room also benefits from a built-in cupboard housing the property's boiler, providing additional useful storage space.





• POTENITAL TO RENOVATE • LOW MAINTENANCE REAR GARDEN • GOOD TRASPORT LINKS • IDEAL FOR FIRST TIME BUYERS

Bedroom Three

A further well-proportioned double bedroom featuring a double-glazed window to the front aspect and a useful built-in storage cupboard. The loft hatch is also located within this room, providing access to a partially boarded loft space.

Bathroom

A spacious and well-appointed family bathroom comprising a freestanding roll-top bath, separate shower cubicle with glass shower screen, wash hand basin with vanity unit and WC. The room benefits from part-tiled walls, inset spot lighting and a Velux roof window, with additional natural light provided by a frosted double-glazed window to the side aspect.

External

To the front of the property, there is gated access from the pavement, with steps leading up to the main entrance. On-street parking is available to the front. To the rear, a pathway leads from the kitchen door towards the low-maintenance rear garden, which is accessed via a set of steps leading up to a raised garden area. The garden also benefits from gated side access, providing convenient access to the side of the property.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.









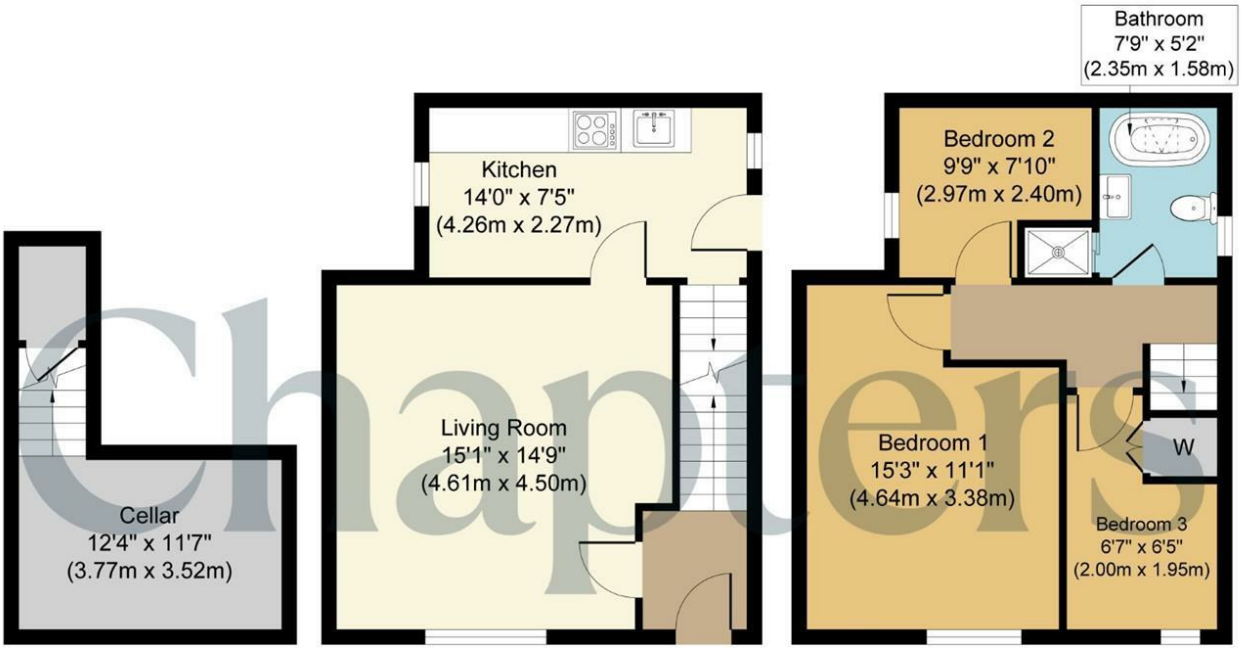




Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment			

Only



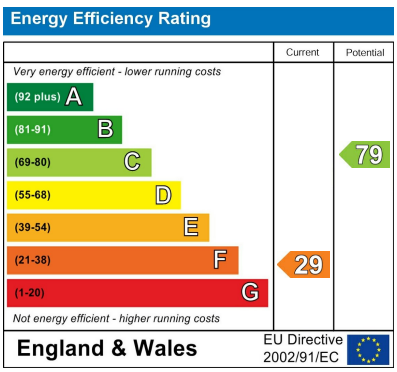
Cellar
Approximate Floor Area
114 sq. ft
(10.56 sq. m)

Ground Floor
Approximate Floor Area
382 sq. ft
(35.45 sq. m)

First Floor
Approximate Floor Area
382 sq. ft
(35.45 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
https://chaptersgroup.co.uk/

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