

# MARSH & MARSH PROPERTIES

*Eldon House, 253 Stainland Road, Holywell Green, HX4 9AE*

*£275,000*



**\*\*ATTENTION ALL YOUNG AND GROWING FAMILIES\*\*** A cherished family home for over 30 years. Owned by the current vendors since 1993, Eldon House has been a wonderful place to raise a family. Over the decades this unique Victorian stone built semi-detached property has seamlessly adapted to the changing needs of a growing household. Only now coming to the market as the owners are looking to downsize. It offers a rare opportunity for a new family to create their own lasting memories. Situated in the sought-after area of Holywell Green which boasts three/four bedrooms along with an abundance of character and charm. Ideally located within walking distance of local schools and amenities, with country walks close by and quick and easy access to the M62 motorway. This charming home boasts a spacious dining kitchen which is perfect for those who love to entertain and a characterful lounge, along with a flexible layout arranged over three levels. In brief, to the lower ground floor is a dining kitchen, conservatory, utility room, cloakroom, and store. The ground floor comprises an entrance hall, lounge, and study with potential to be used as an occasional bedroom. To the first floor is a landing, two double bedrooms, a single bedroom, a house bathroom, and access to the folly which acts as a great storage space with potential to develop. Externally, the property features a small, pebbled yard to the front, a stone-flagged garden to the rear with excellent storage, and a unique folly tower located at the top of the property. An internal inspection is strongly advised to fully appreciate the character and individuality on offer.

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## ENTRANCE HALL



A traditional wooden front door with stained glass windows leads into this welcoming entrance hall featuring an open staircase, wood effect laminate flooring, and a radiator.

## LIVING ROOM 4.0 x 4.1m (13'1 x 13'5)



A generous lounge featuring a beautiful fireplace with gas fire, decorative coving, and traditional sash windows with additional secondary glazing.

## OFFICE / OCCASIONAL BEDROOM 1.9 x 4.1m (6'0 x 13'5)



A spacious and versatile room currently used as an office, with the potential to be utilised as an occasional bedroom. Featuring a radiator, useful storage cabinets, decorative coving, and UPVC windows.

## DINING KITCHEN 5.9 x 4.1m (19'4 x 13'5)



Steps lead down from the entrance hall into this spacious dining kitchen. The modern fitted kitchen includes a sink with chrome mixer tap and



splashback tiles, with integrated appliances comprising a dishwasher and fridge as well as a built in wine fridge, double oven, microwave, hob, and extractor fan. Finished with tasteful décor, a radiator, ceiling spotlights, coving, convenient under-stair storage, and an open staircase.



#### **CONSERVATORY 4.0 x 2.2m (13'1 x 7'4)**



A characterful conservatory with exposed stone walls, radiator, UPVC windows and door, and a UPVC sliding door leading into the dining kitchen.

#### **UTILITY ROOM 1.9 x 3.5m (6'2 x 11'5)**

A practical utility room featuring a traditional door with stained glass window leading into the conservatory, a useful hanging cupboard,

worktops and shelving with space and plumbing for a washing machine and dryer, and a UPVC window.



#### **WC**



A cloakroom comprising a low flush toilet and hand wash basin with splashback tiles, wall-mounted cabinet, and housing the Worcester boiler installed in November 2024, serviced annually.

#### **STORE 4.1 x 2.0m (13'5 x 6'6)**

A useful storage area with power and light. This is a flying freehold cellar beneath the neighbouring property, with an indemnity policy in place.

#### **FIRST FLOOR LANDING**

Stairs rise from the entrance hall to this landing, featuring coving and providing access to three bedrooms and the house bathroom.

#### **BEDROOM ONE 3.6 x 2.8m (11'9 x 9'4)**

A well-presented double bedroom with tasteful décor, fitted wardrobes with integrated dressing table, additional storage beneath the windowsill, radiator, UPVC sash windows and decorative ceiling coving.





A single bedroom with a fitted bed incorporating under-bed storage, fitted desk and drawers, fitted wardrobes and cabinets, radiator, and UPVC windows enjoying far-reaching hillside views. This room also provides access into the folly.

## BATHROOM



A three-piece bathroom suite comprising a bath with glass shower screen and handheld power shower above, low flush toilet and vanity sink unit. Additional features include a floating mirrored cabinet, radiator, fitted storage cabinet, extractor fan, and UPVC window with hillside views.

## BEDROOM TWO 2.3 x 3.3m (7'6 x 10'9)



A double bedroom with a radiator, coving, fitted wardrobes, access to a small loft storage area and a UPVC window.

## BEDROOM THREE 1.9 x 4.2m (6'0 x 13'11)



## EXTERNAL



To the front of the property is a small, pebbled



yard. To the rear is a stone-flagged yard with steps leading up to a further stone-flagged garden area featuring a wall-mounted bar with optics, along with a wooden shed with power and light.



approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

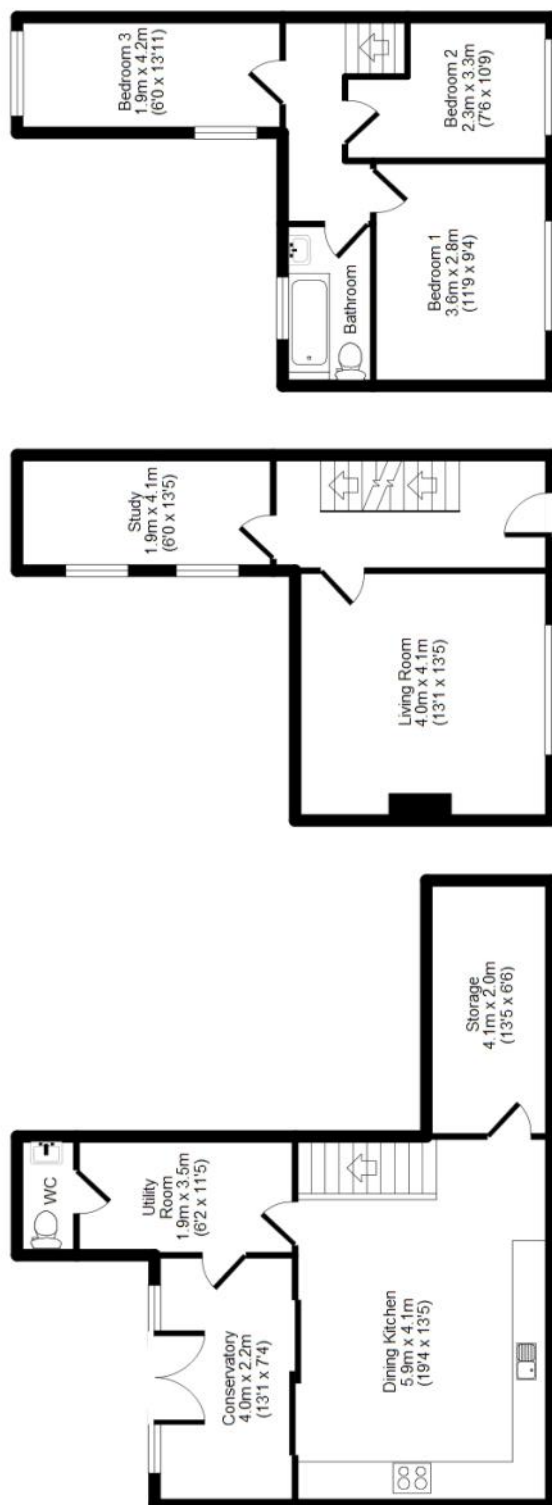
### STORE

A stone-built shed providing useful and convenient storage.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are

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APPROX GROSS INTERNAL FLOOR AREA: 115 sq. m / 1240 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.

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