

# MARSH & MARSH PROPERTIES

297 Stainland Road, Stainland, HX4 9EH

£500,000



**\*\*ATTENTION ALL YOUNG & GROWING FAMILIES\*\*** A truly exceptional and unique FOUR/FIVE BEDROOM detached home, which is presented to an extremely high standard along with top spec fixtures and fittings and is situated in the highly sought-after area of Stainland. Perfectly placed for those seeking quick and easy access to the M62 motorway, within proximity to highly regarded schools, local amenities, and beautiful countryside walks right on the doorstep. This spacious home previously a bungalow now provides versatile living accommodation across two floors. Boasting superb outdoor spaces including a large Yorkshire stone patio with sunken hot tub, an impressive, detached garden room, and hillside views, this remarkable property is ideal for families looking for comfort, convenience, and excellent lifestyle features. An internal inspection is strongly advised to fully appreciate the size and quality of accommodation on offer.

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### LIVING ROOM 4.2 x 4.2m (13'9 x 13'9)



A bright and welcoming lounge featuring an electric fire set on a stone base with an oak mantle, creating a warm focal point to the room. UPVC patio doors open directly onto the decking, allowing natural light to flood the space and offering attractive hillside views. A radiator and well-presented décor complete this comfortable living area.

### DINING KITCHEN 3.9 x 4.2m (12'9 x 13'9)



A superb dining kitchen designed for both everyday living and entertaining. It features a one-and-a-half bowl sink with mixer tap, integrated dishwasher, fridge freezer, and a built-in induction hob, extractor fan, oven, and grill. The impressive

kitchen island provides additional storage, seating for four, and a discreet pop-up socket, all set against solid oak flooring and illuminated by ceiling spotlights. UPVC windows frame the hillside outlook, while steps with sensor lighting lead neatly to the lower level.



### DINING ROOM / SECOND RECEPTION ROOM / FIFTH BEDROOM 4.2 x 2.9m (13'9 x 9'6)

Currently used as a dining room, this flexible room could also serve perfectly as a second reception room and was formerly a bedroom, with potential to reinstate if this suits your requirements. Solid oak flooring continues seamlessly from the kitchen, accompanied by a radiator and a UPVC window capturing beautiful hillside views.



## LANDING

The landing provides access to all four bedrooms and the house bathroom. It includes a UPVC door opening to the rear patio, understairs storage, a radiator and ceiling spotlights, ensuring the space feels bright and practical.

## UTILITY



A practical and well-organised utility room fitted with cabinets housing the combination boiler and offering space for a washing machine. Finished with solid oak flooring, ceiling spotlights, and a radiator, it provides an ideal functional extension to the kitchen.

## CLOAKROOM



A stylish cloakroom featuring tasteful décor, ceiling spotlights, solid oak flooring, a radiator, and a UPVC window—an attractive and convenient addition to the home.

## BEDROOM ONE 4.2 x 4.2m (13'9 x 13'9)



A generously sized double bedroom complete with full-length fitted wardrobes offering ample storage. A UPVC window, ceiling spotlights and a radiator contribute to a well-presented room.

## BEDROOM TWO 2.9 x 3.0m (9'2 x 10'0)

A comfortable double bedroom with a UPVC window, ceiling spotlights, and a radiator, ideal for

guests or family members.



A single bedroom with a radiator and ceiling spotlights, and a UPVC window, providing flexibility for use as a bedroom, nursery, or office.

### BATHROOM



### BEDROOM THREE 3.1 x 2.9m (10'2 x 9'6)



A well-proportioned double bedroom, featuring a UPVC window, ceiling spotlights, and a radiator.

### BEDROOM FOUR 2.8 x 2.0m (9'2 x 6'6)



A beautifully appointed four-piece bathroom comprising a large bathtub, walk-in shower cubicle with glass screen, rainfall and handheld shower, low flush toilet and vanity sink unit. The space is enhanced by tiled walls and flooring, modern radiators, a wall-mounted mirrored cabinet, ceiling spotlights, and an extractor fan, creating a luxurious finish.

### EXTERNAL

The rear of the property offers an enclosed

lawned garden with well-kept bedding borders, complemented by a Yorkshire stone patio enjoying far-reaching hillside views. The patio extends to the side of the property, where there is practical storage beneath the decking. Steps lead up to a raised patio and decking area with glass balustrade, additional bedding areas, and a sunken hot tub—an ideal setting for peaceful relaxation. To the front, a generous driveway provides parking for multiple vehicles and includes an EV charging point.





### GARDEN ROOM 6.2 x 3.5m (20'4 x 11'5)



A superb, detached garden room, perfect as a studio, home office, or guest space. It features a

kitchenette with wall and base units, sink with mixer tap, built-in fridge, bi-folding doors, and wood-effect laminate flooring, offering both comfort and versatility.



### SHOWER ROOM



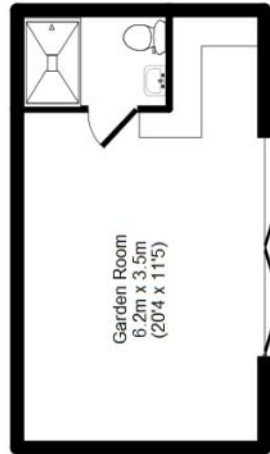
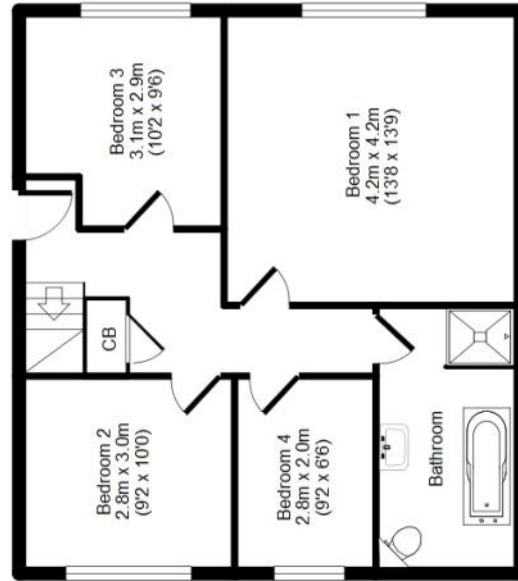
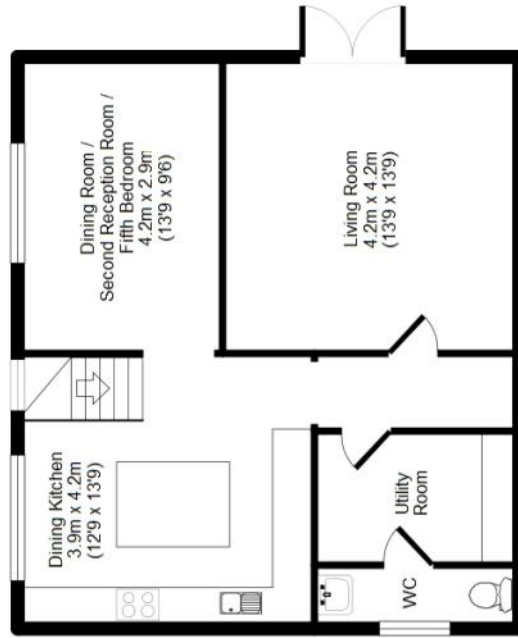
A modern shower room with a walk-in shower cubicle, rainfall and handheld shower, low flush toilet and vanity sink unit. Finished with wall cladding, wood-effect laminate flooring, ceiling spotlights, and an extractor fan, it provides a sleek and practical self-contained facility.

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136 sq. m / 1461 sq. ft

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