







1 PRIORS TERRACE

STAINLAND | HX4 9HG

A charming stone-built end-terrace home, ideally situated in the centre of the highly sought-after village of Stainland. Beautifully presented and thoughtfully updated by the current owners, the property offers spacious and versatile accommodation arranged over three floors, complemented by a useful cellar providing excellent additional storage.

Enjoying a central village location, the property is within easy walking distance of a range of local amenities, including a doctor's surgery, pharmacy, well-regarded primary school, village pubs and scenic countryside walks, making it an excellent choice for families and professionals alike.

Stainland is particularly well placed for commuters, with excellent road links to Halifax, Huddersfield and Leeds, together with convenient access to the M62 motorway, providing straightforward connections across West Yorkshire and beyond.



GROUND FLOOR

Sitting Room
Dining Kitchen

COUNCIL TAX

B

EPC RATING

D

FIRST FLOOR

Landing
Bedroom 2
Bedroom 3
Shower Room

SECOND FLOOR

Bedroom 1
En-Suite Bathroom

INTERNAL

The property opens directly into a welcoming sitting room, where a large front-facing window fills the space with natural light. A charming multi-fuel stove provides a warm and inviting focal point, creating a cosy atmosphere throughout the room.

To the rear of the property is a beautifully appointed dining kitchen, featuring a central island that offers a practical space for both food preparation and informal dining. From the kitchen, steps lead down to a useful keeping cellar, providing excellent additional storage.

The first floor comprises two well-proportioned bedrooms and a newly created, contemporary shower room finished to a high standard. Stairs rise to the second floor, where the impressive principal bedroom enjoys a spacious en-suite bathroom, described by the current owner as her favourite room in the house.

EXTERNAL

The rear garden has been thoughtfully redesigned by the current owners to create a series of attractive outdoor spaces. Immediately to the rear of the house is a fully enclosed, low-maintenance patio, ideal for al fresco dining and entertaining. Steps lead up to a well-kept lawn bordered by established planting, while a raised decked seating area at the top of the garden provides the perfect spot to relax and enjoy the sunshine.

To the side of the property is a private driveway providing off-road parking for two vehicles. Planning permission had previously been granted for the construction of a detached garage, although this has now lapsed.

LOCATION

Stainland Village has excellent village amenities including a primary school, pharmacy, playing fields, cricket club, village pubs and a restaurant. There is a regular bus service into Halifax and the M62 motorway is only 10 minutes away, providing easy commuting links to Leeds, Manchester and beyond.

SERVICES

All mains services, gas central heating (combi boiler located in the kitchen) and UPVC double glazing.

TENURE

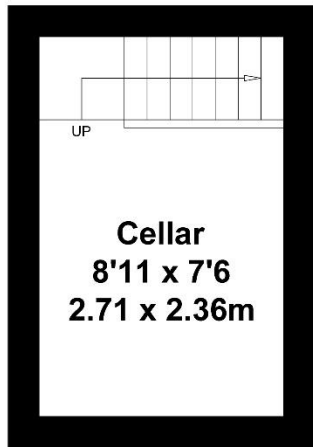
Freehold

DIRECTIONS

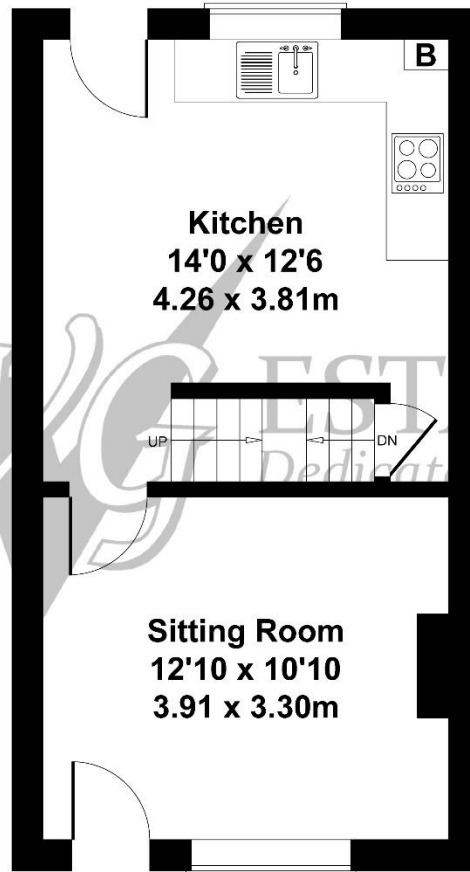
From Ripponden take the Elland Road uphill and on passing The Fleece Inn bear right to Barkisland. Proceed ahead at the first junction, and at the next junction with the General Store/Post Office on the right, proceed straight on into Stainland Road. Continue downhill, passing Barkisland Mill and proceed uphill into Beestonley Lane. On reaching Stainland, turn left at the primary school and left again at the next junction. The property can be found on the left hand side immediately after '1885' Public House and Restaurant, identified by our sale board.



Approximate Gross Internal Area
1066 sq ft - 99 sq m



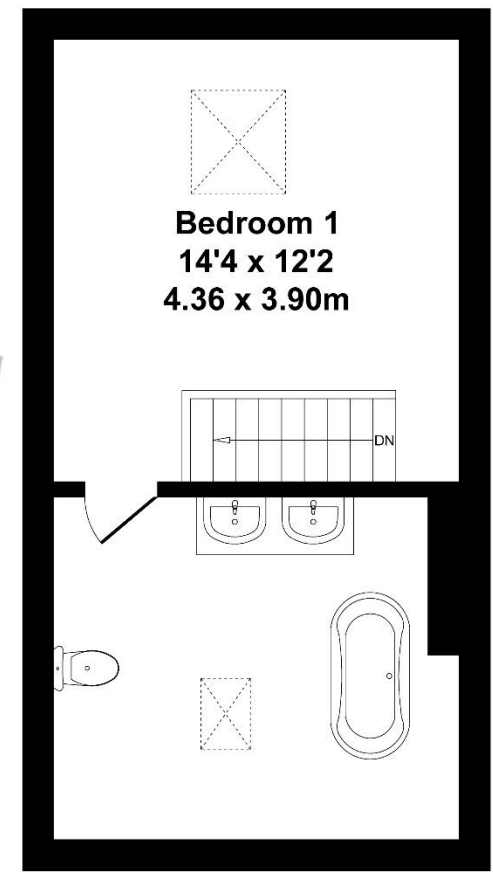
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.