**Stainland Road, Stainland, HX4 9EH**
**£175,000**

Edkins & Holmes
ESTATE AGENTS

A spacious and characterful three-bedroom end terrace property, offering generously proportioned accommodation with a wealth of traditional features and far-reaching views to the front.

The property retains plenty of charm and character throughout, with exposed beams, stone mullion windows and an attractive stone fireplace creating a warm and individual feel. These traditional features sit comfortably alongside more recent improvements, with the windows and external doors having been updated earlier this year.

The accommodation, in brief, comprises: a welcoming entrance hall leading through to a spacious lounge, where the feature stone fireplace provides an attractive focal point to the room. The kitchen offers a good amount of fitted storage and preparation space, while access from the ground floor leads down to a useful cellar, providing valuable additional storage.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a good-sized single bedroom, together with the house bathroom. The front-facing rooms take full advantage of the impressive far-reaching views across the surrounding area.

Located in the popular village of Stainland, the property is conveniently placed for a range of local amenities, well-regarded schools and countryside walks. Nearby West Vale provides a further excellent selection of independent shops, cafés, bars and restaurants, while convenient access to the M62 motorway network makes the location particularly well suited to those travelling towards Leeds and Manchester.

Combining generous accommodation, attractive period features and impressive views, this is a home with plenty of individual character which is likely to appeal to a variety of purchasers.

**Entrance Hall**
Radiator. UPVC double glazed window to side elevation. Composite door to front elevation.

**Lounge 18'2" x 14'1" (5.541 x 4.318)**
Stone fireplace. Exposed ceiling beams. Radiator. Access to cellar. UPVC double glazed window to front elevation.

**Kitchen 11'4" x 8'11" (3.465 x 2.723)**
Range of fitted wall and base units. Asterite one and half bowl sink. Tiled splashback. Electric oven. Gas hob with cooker hood over. Plumbing for washing machine. Boiler. Radiator. Tiled floor. UPVC double glazed door to rear. UPVC double glazed window to rear.

**Landing**
Stairs from entrance hall.

**Bedroom One 18'2" x 9'9" (5.549 x 2.996)**
Fitted wardrobes. Radiator. UPVC double glazed to front elevation with rural views.

**Bedroom Two 8'5" x 13'7" (2.579 x 4.145)**
Radiator. UPVC double glazed window to front elevation with rural views.

**Bedroom Three 9'10" x 8'1" (3.013 x 2.464)**
Built in wardrobes. Exposed ceiling beam. Radiator. Stone mullion double glazed window to rear elevation.

**Bathroom**
Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Partially tiled walls. Radiator. UPVC double glazed window to side elevation.

**Parking**
Parking for two cars to the side of the property.

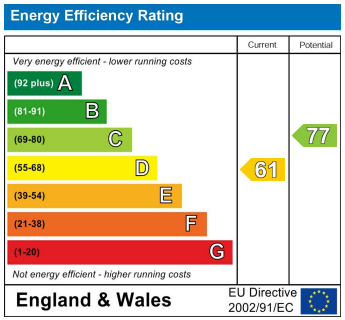
**Outhouse**
Shared outhouse utilised for bin store.

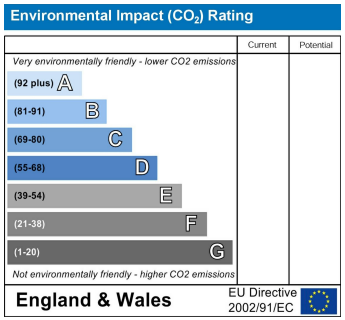
**Council Tax Band**
B

**Location**
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

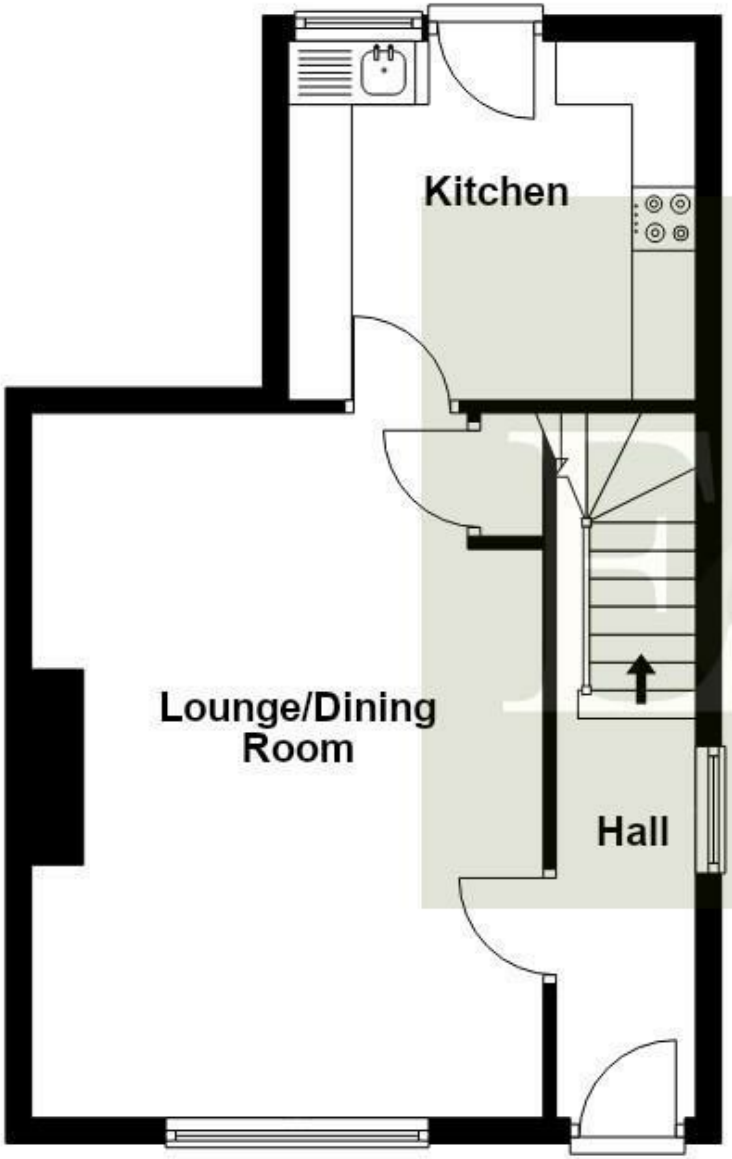
The three words designated to this property is:
hoot.windy.waters

**Disclaimer**
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.
We are not a member of a client money protection scheme.

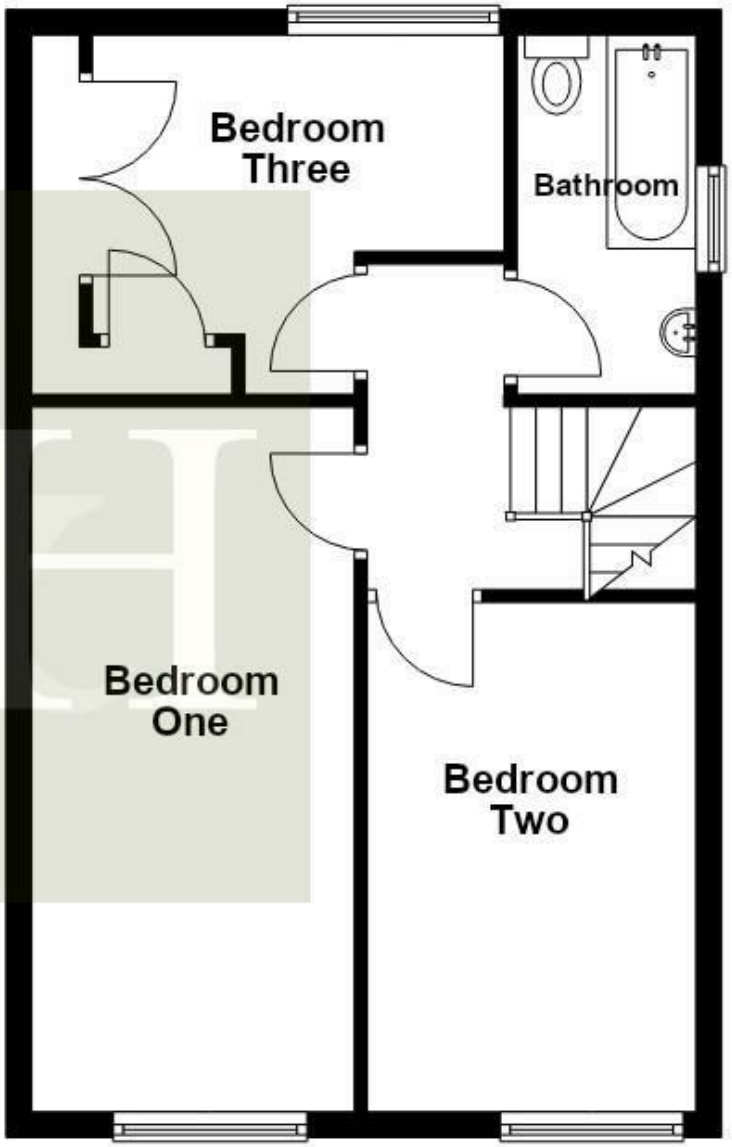


## Ground Floor




## First Floor




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

6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044