



Prescott Place, Stainland, HX4 9HE
£320,000

E&H Edkins Holmes
ESTATE AGENTS

Enjoying a sought-after position in the popular village of Stainland, this beautifully presented three-bedroom stone-built home offers spacious, contemporary accommodation that is perfectly suited to modern family living.

The accommodation has been thoughtfully maintained and features a welcoming living room, a stylish dining kitchen designed for both everyday living and entertaining, three well-proportioned bedrooms, including a generous master bedroom with a modern en-suite shower room, and a contemporary family bathroom. The property is ready to move straight into, with tasteful décor that complements the character of the home while providing all the comforts expected of modern living.

Externally, the property is equally impressive, benefiting from a private, enclosed south-facing front garden with a lawn and decking area, providing the perfect space for outdoor dining, entertaining or simply relaxing in the sun. To the rear, an open patio garden offers a low-maintenance outdoor space, while the property's pleasant courtyard setting creates a peaceful environment with a strong sense of community.

The location offers the best of both worlds, with picturesque countryside walks on the doorstep while remaining within easy reach of local shops, well-regarded schools and everyday amenities in both Stainland and Holywell Green. Ideally placed for commuters, the property also benefits from excellent transport links, with Junction 24 of the M62 only a short drive away, providing convenient access to Halifax, Huddersfield, Leeds and Manchester. Combining an attractive setting, spacious accommodation and an excellent location, this is a fantastic opportunity to acquire a charming home in one of Calderdale's most desirable villages.



Entrance Hall

Karndeian flooring. Radiator. Composite door.

Lounge 14'9" max x 16'9" max (4.502 max x 5.130 max)

Gas stove set in an inglenook fireplace with inset lighting. Karndeian flooring. Exposed beams. Radiator. Understairs storage cupboard. UPVC double glazed window to front elevation.

Dining Kitchen 7'6" x 19'3" (2.291 x 5.872)

Modern fitted kitchen with a range of wall and base units and under unit lighting. One and a half bowl sink. Induction hob with stainless steel and glass cooker hood over. Eye level oven and grill. Integrated washing machine, fridge freezer and dishwasher. Cupboard housing combi boiler. Karndeian flooring. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed french doors to rear garden.

Landing

Split level landing. Exposed beams. Exposed stone.

Master Bedroom 10'9" max x 15'3" max (3.28m max x 4.65m max)

Access to loft. Radiator. UPVC double glazed window to front elevation.

En-Suite

White three piece suite comprising shower cubicle, WC and wash hand basin. Chrome towel radiator. Tiled walls and floor. Extractor fan.

Bedroom Two 7'10" x 12'1" (2.401 x 3.708)

Exposed beams. Radiator. Velux window. UPVC double glazed window to rear elevation.

Bedroom Three 6'9" x 12'4" max (2.062 x 3.761 max)

Exposed beam. Radiator. UPVC double glazed window to front elevation.

Bathroom

Three piece suite comprising bath with shower head, vanity wash hand basin and WC. Tiled flooring and walls. Chrome towel radiator. Exposed beam. Velux window.

Front Garden

Enclosed lawn garden with patio and decked seating area. Attractive planting.

Rear Garden

Patio garden. Outside tap and double power socket.

Parking

Off road parking for up to two cars.

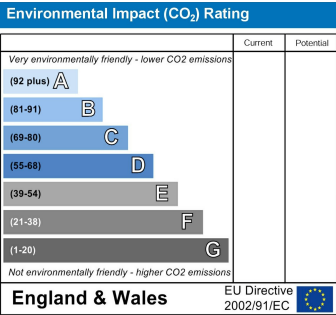
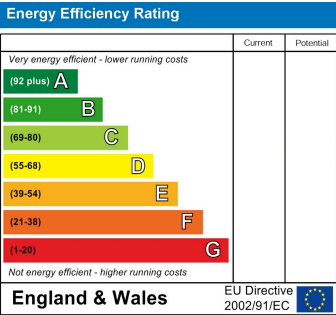
Location

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
///stays.actor.animal

Disclaimer

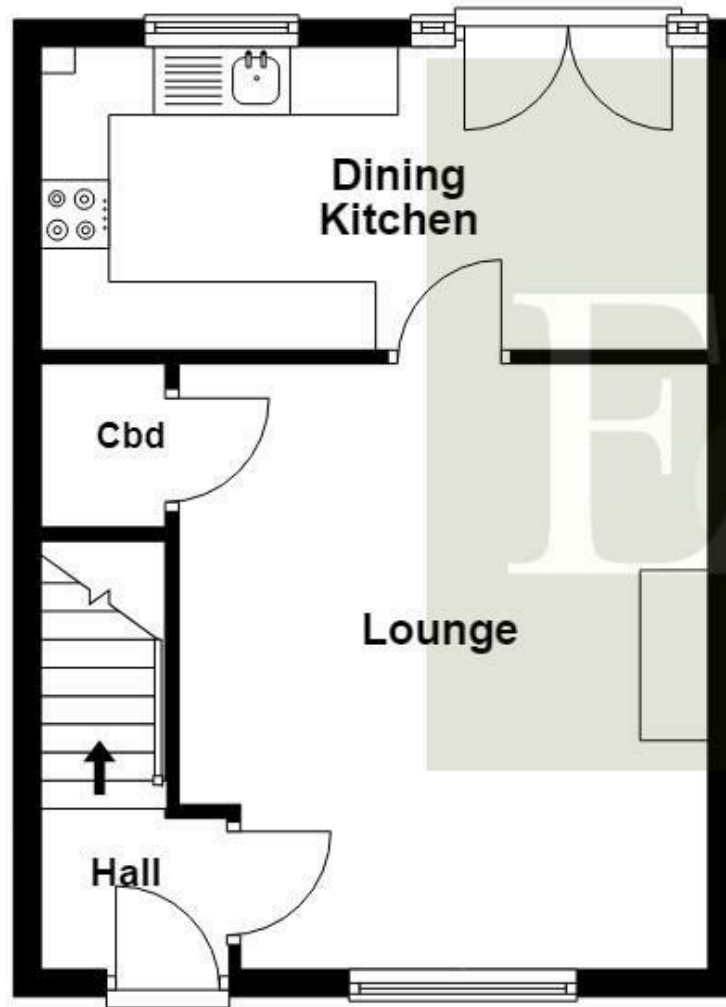
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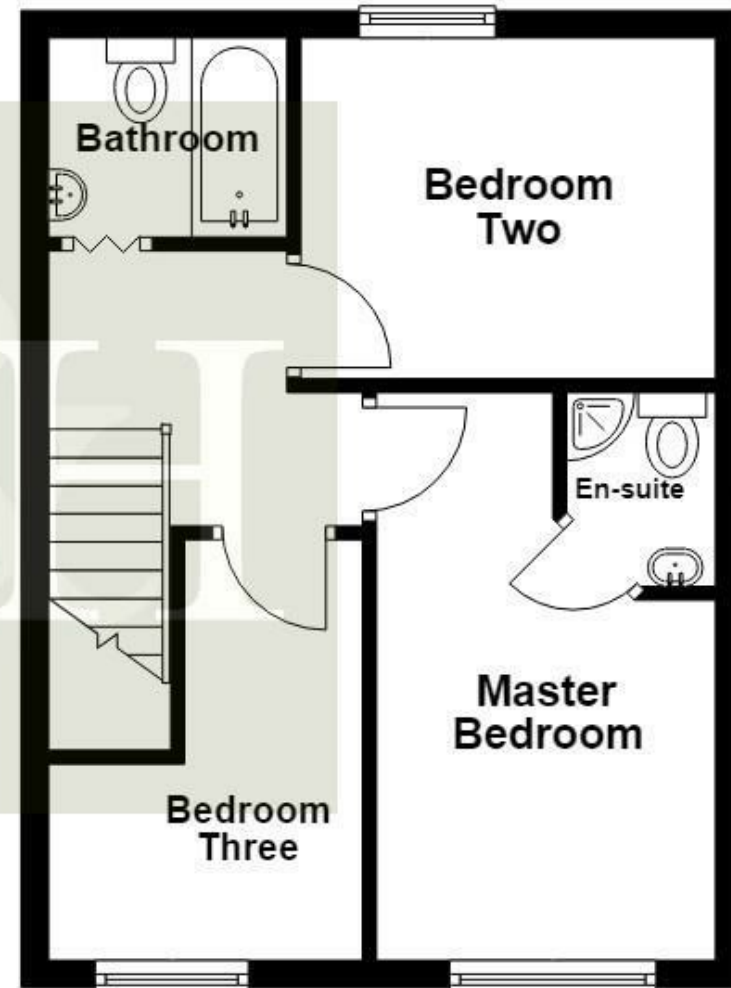




Ground Floor



First Floor



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