



**Fall Spring Green, Halifax, HX4 9QN**  
**£400,000**

**E&H** Holmes  
ESTATE AGENTS

Situated in the sought-after village of Stainland, this impressive four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Enjoying an enviable position with open countryside views to the rear, the property is also conveniently located for access to Halifax, Huddersfield and the M62 motorway network.

The accommodation briefly comprises a generous lounge, together with a spacious dining kitchen forming the heart of the home. A conservatory to the rear provides an additional reception space overlooking the garden and surrounding countryside. There is also a useful utility room, cloakroom and WC to the ground floor.

To the first floor, the principal bedroom benefits from a dressing area and en-suite shower room. There are two further double bedrooms, a well-proportioned single bedroom and a family bathroom.

Externally, the property enjoys a delightful rear garden with attractive open countryside views, ideal for outdoor dining and entertaining. To the front, a driveway provides off-road parking for up to four vehicles and leads to an attached garage.

Stainland is a popular semi-rural village offering local amenities, well-regarded schools and excellent commuter links via the M62, providing convenient access to both Leeds and Manchester.



### Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to rear elevation.

### Dining Kitchen 13'8" x 17'10" (4.174 x 5.458)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric eye level oven. Gas hob. Plumbing for dishwasher. Radiator. Understairs storage. UPVC double glazed Bay window to front elevation.. UPVC double glazed door to front elevation.

### Utility Room

Stainless steel sink. Plumbing for washing machine. Chrome towel radiator. Door to rear elevation.

### Lounge 11'10" x 17'10" (3.607 x 5.448)

Radiator. UPVC double glazed French doors to conservatory. UPVC double glazed window to side elevation.

### Conservatory 10'0" x 11'9" (3.060 x 3.585)

UPVC constructed conservatory. Radiator.

### Landing

Stairs from dining kitchen. Loft access via pull down ladder. Radiator. UPVC double glazed window to side elevation.

### Master Bedroom 17'7" x 8'1" (5.361 x 2.480)

Radiator. Two UPVC double glazed windows to rear and side elevations. Four Velux.

### Dressing Area 8'7" x 2'11" to wardrobes (2.622 x 0.900 to wardrobes)

Fitted wardrobes. Radiator.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Velux.

### Bedroom Two 7'11" x 12'9" (2.418 x 3.901)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 10'2" x 9'9" (3.123 x 2.986)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

### Bedroom Four 6'10" x 7'9" (2.100 x 2.369)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

### Garage 18'3" x 8'2" (5.576 x 2.505)

Electric up and over doors. Power. Light. Boiler. Composite door.

### Parking

Block paved driveway with parking for upto four cars.

### Rear Garden

Lawn and patio garden with countryside views.

### Council Tax Band

D

### 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:  
monday.warm.pizza

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





