

Stainland Road, Stainland, HX4 9EH

£170,000

Edkins & Holmes
ESTATE AGENTS

Enjoying a pleasant position in the popular village of Stainland, this three-bedroom back-to-back home offers accommodation over three floors and is available with no onward chain. A particular feature is the large patio garden, which enjoys far-reaching rural views.

The ground floor comprises a lounge and a separate dining kitchen, with room for a table for everyday meals or when friends and family visit. On the first floor are a bedroom and a wet room, with two further bedrooms on the second floor. The layout offers flexibility for buyers looking for a guest bedroom or a space to work from home.

Outside, the generous patio garden has plenty of room for both dining and seating, making the most of the open views across the surrounding countryside.

Stainland offers village living with countryside walks nearby, while the shops and amenities of West Vale and Elland are within easy reach. There is also convenient access to junctions 23 and 24 of the M62, making the location well suited to commuters.







Ground Floor:

Entrance Hall
Boiler. Radiator. UPVC double glazed door to front elevation.

Lounge 14'4" x 14'10" into recess (4.369 x 4.536 into recess)
Feature fireplace. Exposed beams. Understairs cupboard. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 15'9" x 13'3" max (4.801 x 4.046 max)
Fitted kitchen with wall and base units. Ceramic one bowl sink. Eye level electric oven. Induction hob. Stainless steel cooker hood. Plumbing for washing machine. Integrated dishwasher. Access to store room. Radiator.

First Floor:

Landing
Stairs from Entrance Hall. Stairs to Second Floor. UPVC double glazed window to front elevation.

Bedroom One 8'7" x 11'9" max (2.629 x 3.598 max)
Radiator. UPVC double glazed window to front elevation.

Wet Room
Wash hand basin. Low flush W.C. Shower. Chrome towel radiator. Extractor fan.

Second Floor:

Landing
Stairs from First Floor. Loft access.

Bedroom Two 15'0" x 10'7" max (4.576 x 3.238 max)
Radiator. UPVC double glazed window to front elevation.

Bedroom Three 5'6" x 6'9" + 6'1" x 3'11" (1.685 x 2.076 + 1.858 x 1.204)
Store cupboard. Radiator. UPVC double glazed window to front elevation.

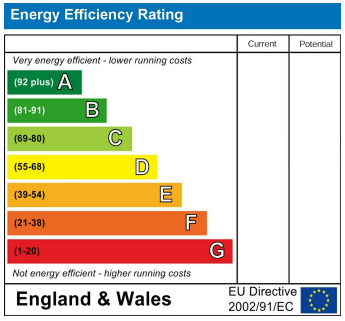
Front Garden
Enclosed patio garden with far reaching views.

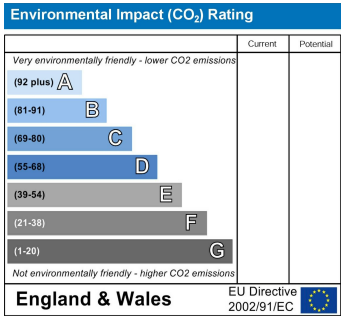
Council Tax Band
A

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.

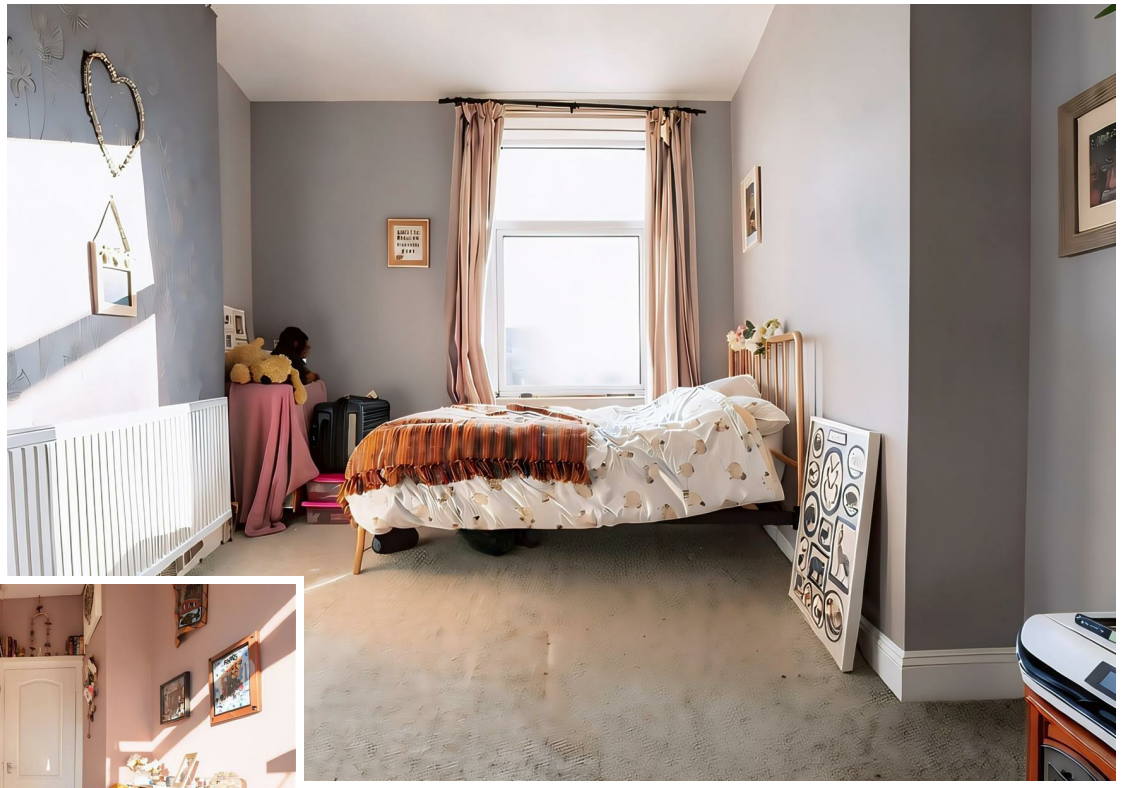
The three words designated to this property is:
landed.staple.roofs

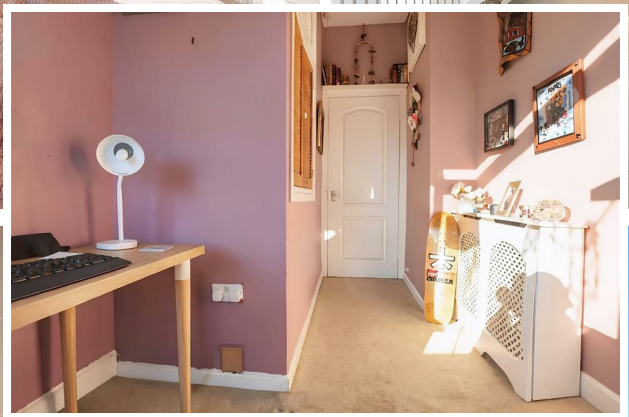
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We are not a member of a client money protection scheme.

















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