

Gray Hall, Stainland, HX4 9PJ

£500,000

Edkins & Holmes
ESTATE AGENTS

A deceptively spacious and beautifully presented four-bedroom extended period home, believed to date back to circa 1750, offering an impressive combination of traditional character, generous proportions and modern family living.

Enjoying a pleasant position within the popular village of Stainland, the property sits at the end of a quiet no-through road and occupies a particularly generous plot with off-road parking for up to five vehicles.

Traditional in style and appearance, the property retains the charm and individuality expected of a home of this age, while having been thoughtfully renovated and extended to provide the space and modern conveniences required for contemporary living.

Modern kitchen and bathroom fittings, a principal bedroom with en-suite facilities, dedicated study and excellent reception space combine to create a substantial and versatile family home.

The accommodation, in brief, comprises: entrance hall, cloakroom/WC, spacious lounge, impressive dining kitchen, conservatory and study to the ground floor. To the first floor are four well-proportioned bedrooms, including the principal bedroom with en-suite, together with a modern family bathroom.

Externally, a pebbled driveway provides extensive off-road parking, while lawned gardens and patio seating areas extend to the side and rear, offering excellent space for outdoor dining, entertaining and family life.

Stainland is a well-regarded village with a strong sense of community and a range of amenities close at hand including a primary school with many outstanding attributes. The surrounding area gives access to other well-respected schools and the nearby West Vale offers an excellent selection of independent shops, cafés, bars







Entrance Hall
Slate tiled flooring. Boiler (installed 2023). Radiator. UPVC double glazed window to front elevation. UPVC double glazed front door.

Cloakroom
Modern suite comprising of low flush WC and pedestal wash hand basin. Slate tiled floor. Radiator. Ceiling spotlights. UPVC double glazed window to front elevation.

Study 9'8" x 5'10" plus recess (2.967 x 1.789 plus recess)
Slate tiled floor. Plumbing for washing machine. Radiator. UPVC double glazed french doors leading to the side garden.

Lounge 17'11" x 13'8" (5.468 x 4.187)
Featuring a multi-fuel stove set into the chimney breast. Exposed ceiling beams. TV and telephone point. Radiator. UPVC double glazed stone mullioned window to front elevation with window bench.

Dining Kitchen 22'2" x 8'4" plus recess (6.759 x 2.548 plus recess)
Featuring a wide range of solid wood wall and base units. Stainless steel one and a half bowl sink. Electric oven. Electric halogen hob with stainless steel cooker hood over. Integrated dishwasher, fridge and freezer. Ceiling spotlights. Slate tiled floor. Door leading to the basement. Opening through to the conservatory. Two UPVC double glazed windows to rear elevation.

Conservatory 11'0" x 9'6" (3.360 x 2.896)
UPVC construction. Slate tiled floor. Ceiling spotlights. TV point. UPVC double glazed doors leading to the rear garden.

Basement 8'0" x 7'9" (2.46 x 2.38)
Power and light. Vaulted ceiling. Housing the water pressure pump.

Landing
Stairs leading from the entrance hall. Access to boarded loft with light via pull down ladder.

Master Bedroom 12'11" x 8'6" (3.944 x 2.600)
Walk in wardrobe. Ceiling spotlights. Radiator. UPVC double glazed window to rear elevation.

En-Suite
Modern three piece suite comprising of pedestal wash hand basin, low flush WC and walk in shower cubicle. Tiled floor. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 12'0" x 10'11" into recess (3.676 x 3.329 into recess)
Exposed ceiling beams. Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Three 11'11" max x 9'9" max (3.652 max x 2.985 max)
Built in wardrobe. Solid oak floor. Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Four 10'10" x 6'9" (3.312 x 2.058)
Varnished wood floor. Radiator. UPVC double glazed window to rear elevation and Velux window.

House Bathroom
Three piece bathroom suite comprising of pedestal wash hand basin, low flush WC and roll top bath with mixer taps and shower head. Tiled floor. Ceiling spotlights. Chrome towel radiator. UPVC double glazed window to side elevation.

Front Garden
To the front of the property is a lawned garden with a driveway providing parking for up to five cars.

Rear Garden
To the rear of the property is a Yorkshire stone patio with steps leading up to an elevated, enclosed lawned garden with two garden sheds

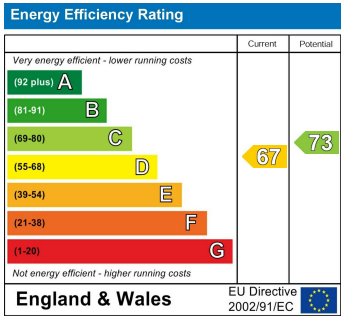
Side Garden
To the side of the property is a well presented enclosed lawned garden with a Yorkshire stone patio bordered by a range of fruit trees including apple, pear, cherry and plum.

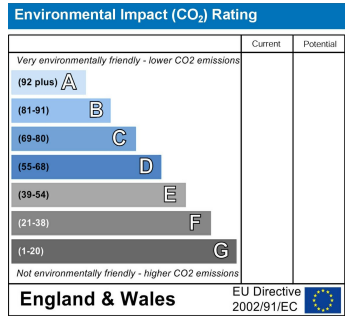
Council Tax Band
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Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
fried.count.gives

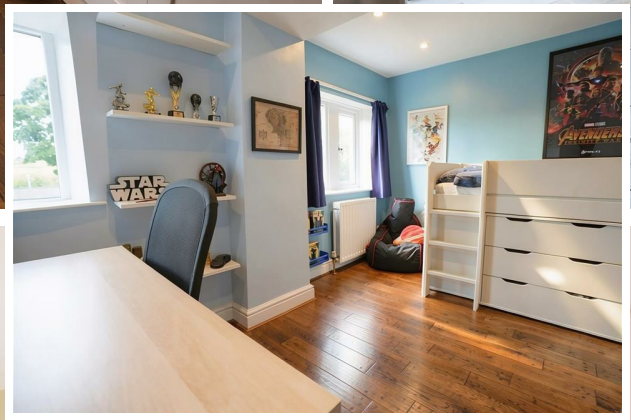
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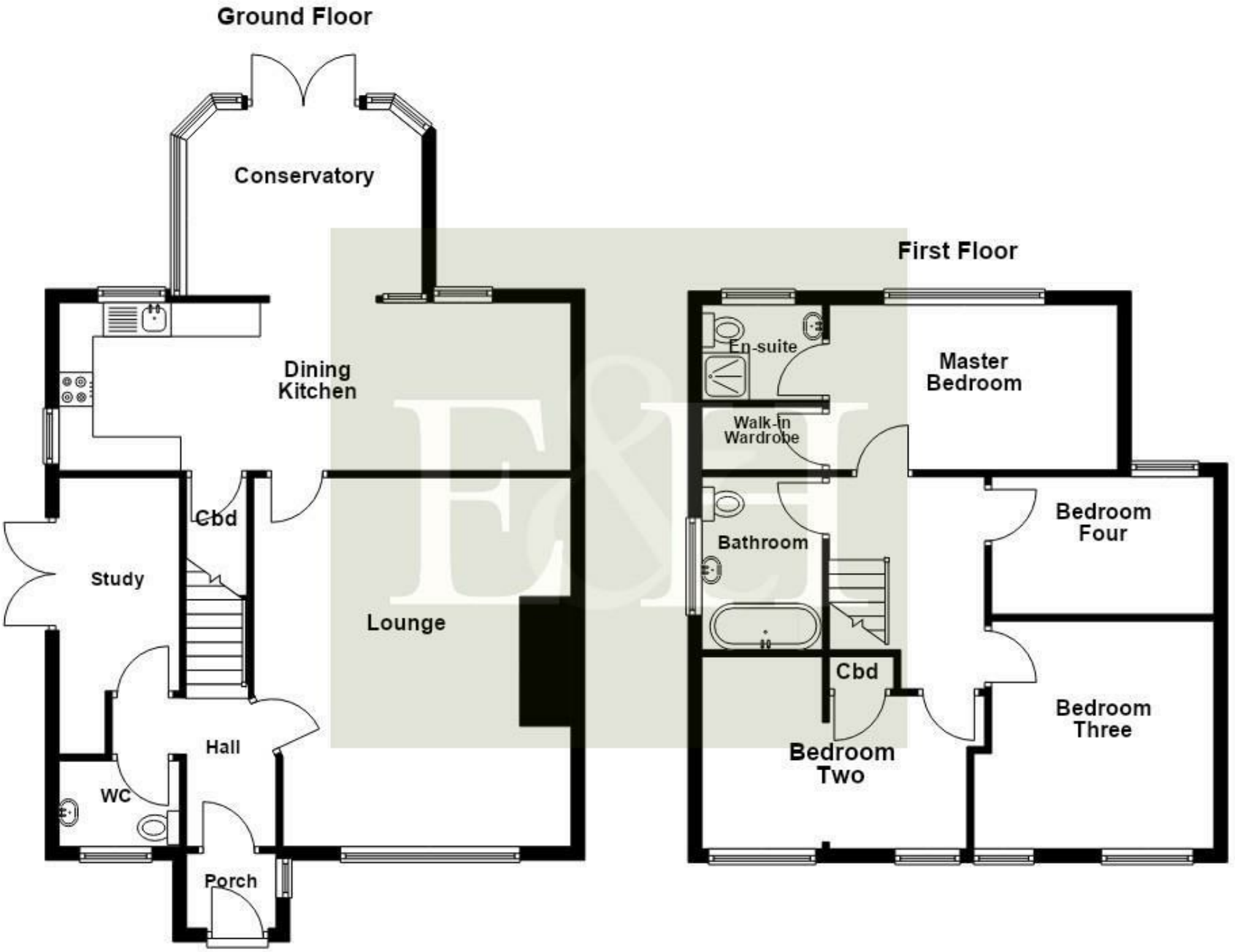



STAR WARS









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