



Stainland Road, Stainland, HX4 9HF
£210,000

E&H Holmes
ESTATE AGENTS

A Unique Opportunity in the Heart of Stainland Village.

This distinctive two-bedroom detached property offers an exceptional living space complemented by a lovely south-facing garden, perfect for outdoor relaxation and entertaining. The garden features a patio and decking seating areas, a well-maintained lawn, a greenhouse, and a shed—ideal for gardening enthusiasts or those who love spending time outdoors.

The main house comprises a cosy lounge, a bright and airy dining kitchen, a modern bathroom, and a spacious double bedroom. Access to the self-contained one-bedroom annexe adds great versatility to this home. The annexe includes a living/dining kitchen, a double bedroom, and a contemporary shower room, offering the perfect space for guests, family, or potential rental income.

Located in a sought-after area with easy access to local amenities and transport links, this unique property is one to be viewed to truly appreciate its full potential.



Entrance Hall

Radiator. Composite door to front elevation.

Lounge 15'5" x 19'5" (4.702 x 5.919)

Multi fuel stove set in Inglenook fireplace. Radiator. UPVC double glazed windows to front and side elevations.

Kitchen 13'4" x 10'6" (4.074 x 3.225)

Fitted kitchen with base units. Stainless steel one and a half bowl sink. Range cooker (included). Gas / electric cooker point. Plumbing for washing machine. Plumbing for dishwasher. Radiator. Exposed stone wall and beam. UPVC double glazed windows to front and rear elevations.

Landing

Stairs leading from lounge.

Bedroom One 9'0" + recess x 15'0" (2.764 + recess x 4.595)

Built in wardrobes. Radiator. Two wooden single glazed windows to front elevation.

Bathroom

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

Annex:

Living / Kitchen 16'7" x 9'6" (5.065 x 2.908)

Feature Inglenook fireplace. Radiator. Base units. Stainless steel sink. Plumbing for washing machine. Walk-in pantry. Two wooden double glazed windows to rear and side elevations.

Bedroom 11'10" x 6'11" (3.613 x 2.133)

Radiator. UPVC double glazed window to side elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. UPVC double glazed window to side elevation.

Rear Garden

South facing, enclosed, patio and lawn garden with decking, mature trees and shrubs.

Parking

Please note there is no parking immediately adjacent to the property however there is free parking in the Stainland Recreation Ground car park which is just a short walk away.

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:
actors.larger.almost

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

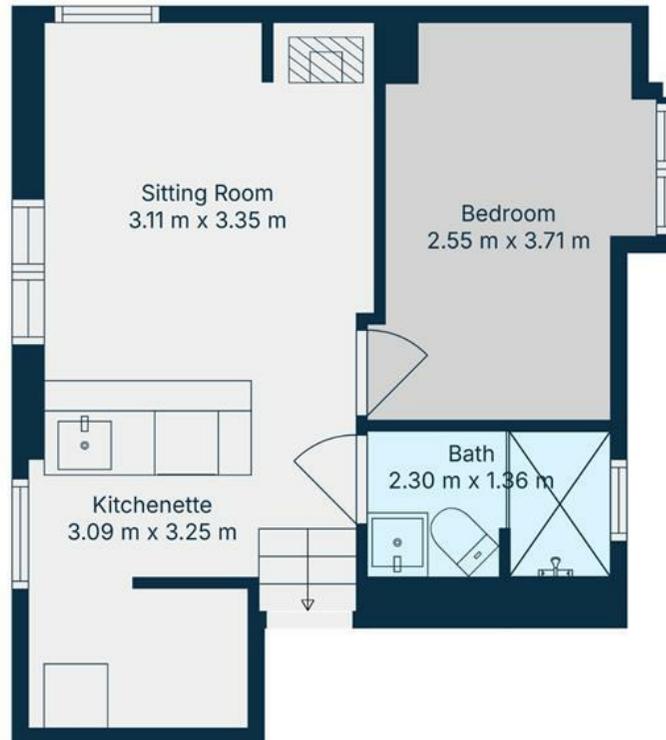






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Floor 1 (Annexe)



Floor 2



Floor 3



TOTAL: 110 m²
FLOOR 1: 32 m², FLOOR 2: 51 m², FLOOR 3: 27 m²
WALLS: 13 m²

Measurements deemed highly reliable but not guaranteed.



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