

Thorne Street, Halifax, HX4 9EZ

£185,000

Edkins & Holmes
ESTATE AGENTS

A charming two-bedroom cottage, enjoying a pleasant position in the popular village of Stainland and combining character features with stylish, modern accommodation.

The welcoming lounge features exposed beams, adding warmth and character, while the spacious dining kitchen is a particular highlight, with an exposed stone feature wall, modern fitted units and French doors opening directly onto the rear garden.

To the first floor are two well-proportioned double bedrooms together with a modern three-piece house bathroom.

Externally, the property benefits from a private and enclosed cottage-style garden to the rear, providing an attractive space for outdoor seating and entertaining. Parking for one vehicle is available to the front of the property.

Ideally suited to first-time buyers, downsizers or those looking for a characterful village home, the property is conveniently placed for the amenities of Stainland, with neighbouring villages including Greetland and Holywell Green also within easy reach.







Entrance Hall
Radiator. Composite door to front elevation.

Lounge 14'10" x 13'7" (4.539 x 4.160)
Coal effect, living flame gas fire. Exposed beams. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 8'9" x 15'7" (2.685 x 4.751)
Fitted kitchen with wall and base units. Ceramic sink. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Integrated dishwasher. Exposed stone wall. Boiler. Radiator. Access to cellar. UPVC double glazed window to rear elevation. Wooden double glazed French doors to rear elevation.

Landing
Stairs from Entrance Hall.

Bedroom One 14'11" x 11'5" (4.568 x 3.493)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'11" x 15'8" (2.731 x 4.797)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Storage cupboard. Access to loft via pull down ladder, part boarded. Radiator. UPVC double glazed window to front elevation.

Parking
Parking for one car to the front of the property.

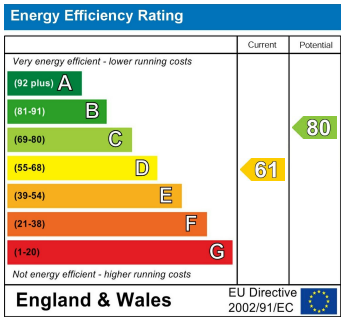
Rear Garden
Enclosed patio and shale cottage garden with shed.

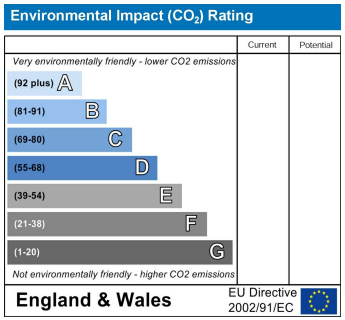
Council Tax Band
A

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:
pouch.curl.pink

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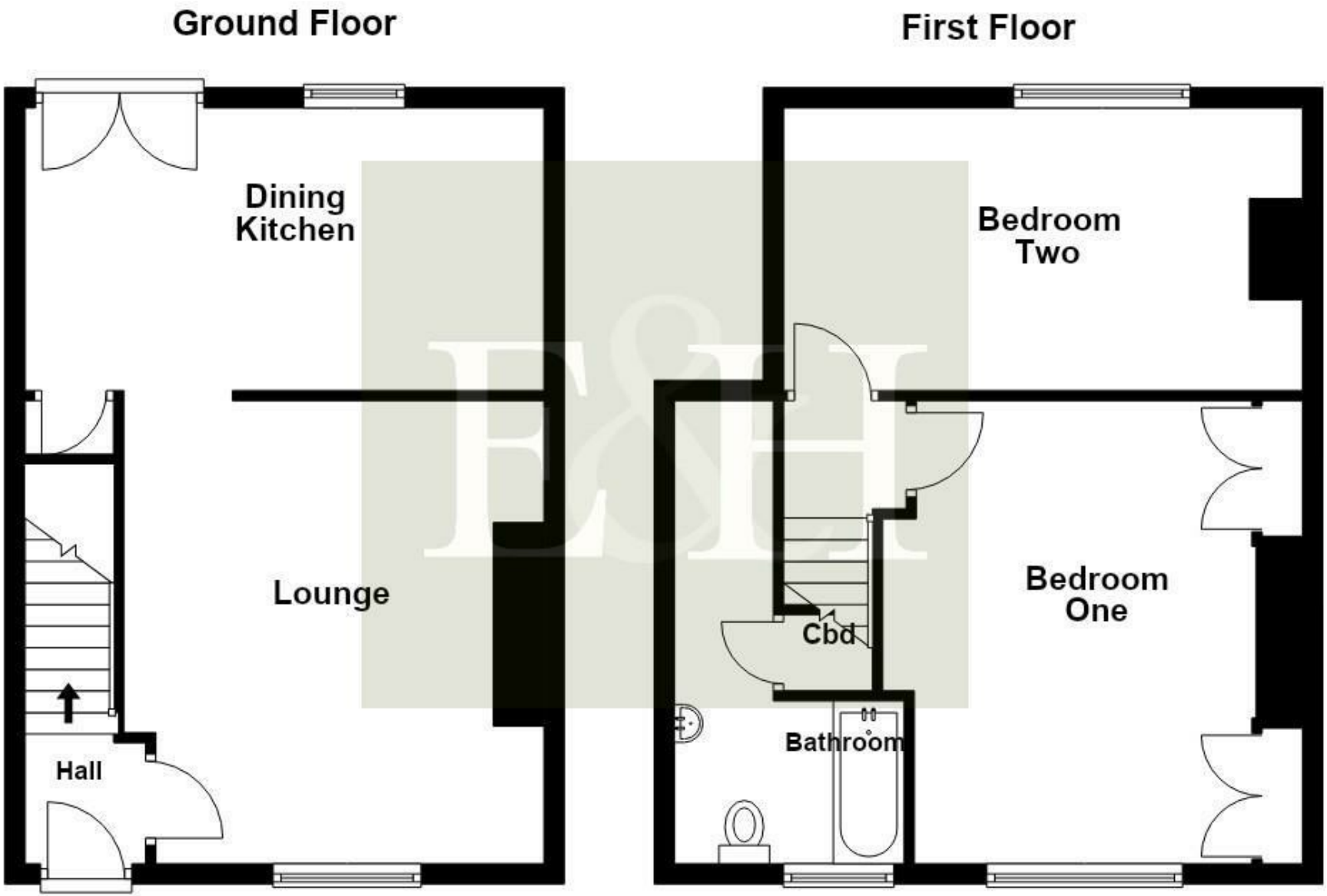












All measurements are aprroximate and for display purposes only
Plan produced using PlanUp.

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