



Thorne Street, Halifax, HX4 9EZ
£185,000

E&H 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

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.







