

MARSH & MARSH PROPERTIES

360a Stainland Road, Stainland, HX4 9EH

£500,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** Situated in the highly sought-after village of Stainland is this substantial **FOUR DOUBLE BEDROOM** detached family home, offering generous accommodation throughout to include **TWO RECEPTION** rooms and a spacious dining kitchen. The property needs some modernisation which is reflected in the asking price and allows potential buyers to create a bespoke family home tailored to their needs. The property enjoys far-reaching hillside views, including views towards Wainhouse Tower, the home also benefits from a driveway providing off-road parking along with two further allocated parking spaces, a garage and pleasant outdoor space. Ideally located for local amenities, highly regarded schools, scenic countryside walks, and convenient access to the M62 motorway, making it perfect for commuters travelling to Leeds and Manchester. In brief, on the ground floor you will find a main entrance, lobby, lounge, snug, dining kitchen, a second entrance hall, cloakroom, utility room, and integral garage. Steps rise from the lobby to the first floor where you will find a landing, a master bedroom with en-suite shower room, three further double bedrooms, and the house bathroom. Externally, to the front of the property is a driveway with space for multiple vehicles, a Yorkshire stone flagged patio and lawn area. An internal inspection is strongly advised.

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MAIN ENTRANCE



This main entrance features a front door with stained glass detailing, a radiator, decorative ceiling coving, French doors leading into the lobby, and UPVC windows allowing natural light to fill the space.

LOBBY



The lobby provides access to the lounge, snug and dining kitchen. Additional features include an open staircase rising to the first floor, a radiator, and UPVC windows.

DINING KITCHEN 4.0 x 5.5m (12'11 x 18'2)



A dining kitchen fitted with wall and base units including a one and a half bowl sink with chrome

mixer tap and splashback tiles. Appliances include a built-in double oven, hob, and extractor fan, along with space and plumbing for a dishwasher and fridge. Additional features include a large under-stair storage cupboard, wooden flooring, a radiator, ceiling coving, and UPVC windows.



LIVING ROOM 4.3 x 4.6m (14'1 x 14'11)





A spacious lounge featuring a gas fire creating a focal point to the room, decorative ceiling coving, a radiator, and UPVC windows offering far-reaching views including Wainhouse Tower.

SNUG 4.3 x 3.2m (14'1 x 10'4)



A cosy second reception room/snug with a gas fire, decorative ceiling coving, radiator, and UPVC windows again benefiting from far-reaching views including Wainhouse Tower.

ENTRANCE HALL

A secondary entrance hall with a front door featuring stained glass, ceiling coving, radiator, and secure access into the integral garage.

UTILITY



A useful utility room with plumbing for a washing machine, housing the combination boiler. Additional features include ceiling coving and a UPVC window.

CLOAKROOM



A cloakroom fitted with a low flush toilet and pedestal sink. Additional features include a radiator, ceiling coving, and a UPVC window.

INTEGRAL GARAGE 2.9 x 5.6m (9'6 x 18'4)

Single garage with up and over door, radiator, power, and light.

LANDING

A spacious first floor landing with radiator, decorative ceiling coving, and a UPVC window.

BEDROOM ONE 4.2 x 4.1m (13'11 x 13'5)

A large double bedroom featuring fitted wardrobes and drawers providing ample storage. Additional features include ceiling coving, a radiator and UPVC windows with far-reaching views including Wainhouse Tower.



EN-SUITE



A three-piece en-suite comprising a tiled shower cubicle with handheld shower above, low flush toilet and pedestal sink. Additional features include a radiator, ceiling coving, extractor fan, and a UPVC window.

BEDROOM TWO 4.2 x 3.6m (13'11 x 11'9)

A large double bedroom with fitted bedroom furniture including bedside tables, wardrobes, drawers, and a dressing table. Additional features include a radiator, ceiling coving and UPVC windows with far-reaching views including Wainhouse Tower.

BEDROOM THREE 2.9 x 3.6m (9'6 x 11'9)



A double bedroom with a radiator, ceiling coving, and a UPVC window.



BEDROOM FOUR 3.0 x 2.3m (9'10 x 7'8)

A small double bedroom with a radiator, ceiling coving, and a UPVC window.

BATHROOM 3.0 x 3.2m (9'10 x 10'4)



A spacious five-piece bathroom suite comprising a corner bathtub with splashback tiling, a large walk-in tiled shower cubicle with handheld shower, a low flush toilet, a large pedestal sink and a bidet. Additional features include ceiling coving, a radiator, extractor fan, and a UPVC window.

EXTERNAL

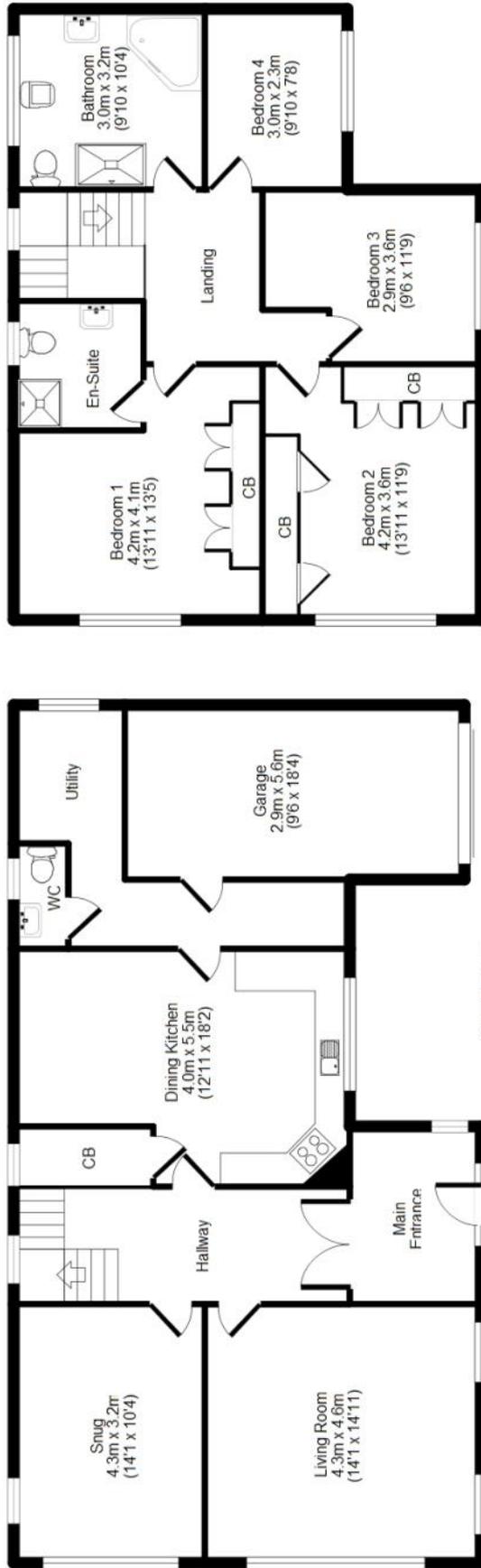
To the front of the property is a driveway providing off-road parking for multiple vehicles,

along with a Yorkshire stone flagged patio area and lawn.



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First Floor

APPROX GROSS INTERNAL FLOOR AREA: 172 sq. m / 1846 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. (C) Marsh & Marsh Properties