

Charnock Bates

The Country, Period and Fine Home Specialist



192 Stainland Road  
Hollywell Green, Halifax, HX4 9AJ





# 192 Stainland Road

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Halifax  
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OIEO £495,000



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## Summary Description

192 Stainland Road is an individually designed, detached family home offering spacious accommodation set over three floors in the ever popular, semi-rural location of Holywell Green.

Enjoying far reaching views from an elevated position, the property briefly comprises: entrance hall, utility room, shower room, dining room, breakfast kitchen, lounge, principal bedroom with en suite shower room, three further double bedrooms and house bathroom.

Externally there is remote gated access to a private road, leading to a private driveway and integral double garage, generous rear garden and decked balcony seating area.

## Location

Holywell Green is a highly sought after semi rural location situated between both Halifax and Huddersfield. The property is a short distance away to the village of Stainland where there are a variety of local amenities such as beauticians, restaurants, public houses, chemist, golf course and sought after primary schools. Secondary schools including Brooksbank Academy and sports College nearby. West Vale is also close by with an increasing number of well-regarded restaurants and bars. Excellent M62 access via Blackley and Outlane, junctions 23 and 24, which accesses both cities of Manchester and Leeds. Access to Manchester International Airport and Leeds Bradford Airport.

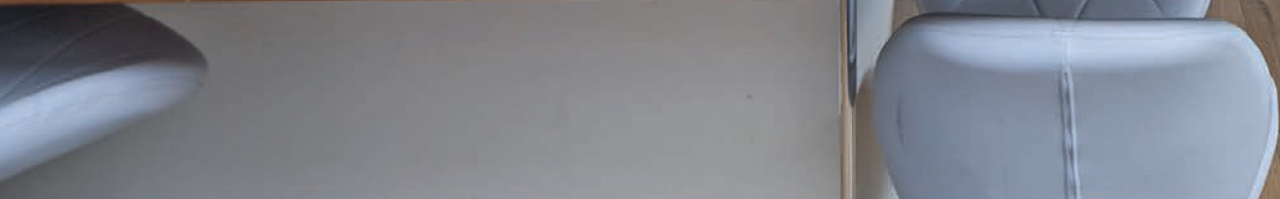
## General Information

Entering the property on the lower ground floor, the entrance hall opens up to the far end to accommodate the open staircase and a useful understairs storage cupboard. Doors off the hallway lead to the downstairs shower room and a good sized utility room benefitting from a worktop incorporating a 1 and 1/2 bowl ceramic sink with drainer and mixer tap, tiled splashback and base cupboard. A door provides access to the integral double garage which is currently utilised as a recreational area, housing a hot tub and with space for a pool table.



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The shower room comprises: WC, wash hand basin and shower cubicle with rainfall shower head, shower attachment and a shower chair. A walk in cupboard houses the boiler and hot water cylinder.

An open staircase with timber spindle balustrade leads up to the ground floor living accommodation. Set off the ground floor landing on the right, the dining room enjoys double French doors which open onto the decking and allow views over the rear garden.

The breakfast kitchen boasts a good range of base, drawer and eye level units incorporating a dishwasher, wine rack and glazed display cupboard. Solid wooden worktops with an oiled finish incorporate a breakfast bar and a 1 and 1/2 bowl ceramic sink with drainer and mixer tap. There is space for an American style fridge freezer and a range style cooker. The room benefits from tiled splashbacks, a window overlooking the garden and an external door opening onto the rear decking.

Completing the ground floor accommodation, a spacious L shaped lounge benefits from windows to two elevations and double French doors which lead out to a decked balcony which is suitable for dining al fresco whilst enjoying breathtaking views.





LIFE  
isn't about waiting  
FOR THE STORM  
to pass  
IT'S ABOUT LEARNING TO  
DANCE  
in the rain.





The open staircase with timber spindle balustrade continues up to the generous first floor landing with useful storage cupboard, and a large picture window floods the staircase with natural light.

Located to the rear of the property, bedrooms two and three are both good size doubles enjoying views over the garden. Bedroom four is located to the front of the property and is currently utilised as a single with study space, however it is capable of accommodating a double bed if required.

The spacious principal bedroom enjoys a dual aspect and en suite shower room comprising: wash hand basin with mixer tap and tiled splashback, WC and tiled shower cubicle with folding glass door, rainfall shower head and shower attachment.

Having recently been updated, the house bathroom benefits from a mixture of slate and mosaic tiling and comprises: bath with shower attachment, WC rectangular wash hand basin with waterfall taps set within a vanity unit. In addition it benefits from a co-ordinating storage cupboard and shaver point.









## Externals

Electric wrought iron gates open onto a private road and secure mailbox facilities are located to the right of the gates.

The property benefits from a private, block paved driveway with dry stone wall boundaries capable of accommodating 5 cars. The integral double garage with electric up & over door features power and water points with ample storage room.

To the front elevation of the house, accessed from the lounge, there is a decked balcony area with glass and stainless steel balustrade. An external storage area is provided beneath the balcony.

From the driveway, a pebbled and stone flagged path leads around the side of the house to a raised dry stone wall bedding area, access to a storage space under the decking and an external water point.

Steps lead up to the generous rear garden which is predominantly laid to lawn with a decked balcony seating area with glass and stainless steel balustrade and boxed, decked seating. A pathway of crazy paving and pebbles leads down one side with a further decked seating area to the far end. Boundaries are a mix of fencing and further dry stone walling.

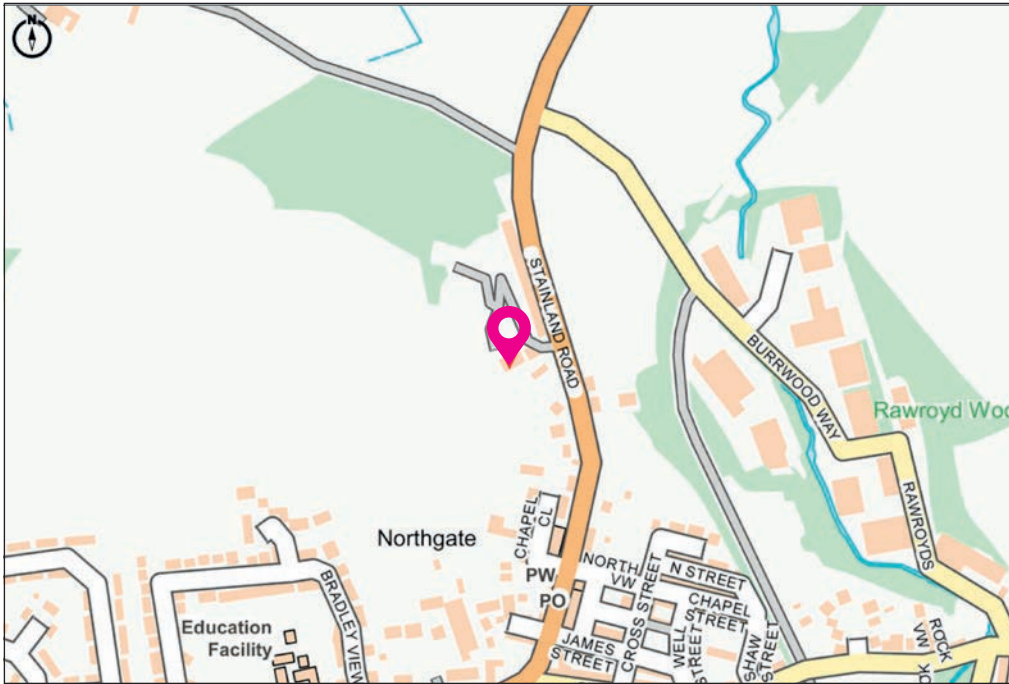
## Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

## Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.





## Local Authority

Calderdale Band E

## Tenure

Freehold.

## Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Directions

From Halifax Town Centre proceed along Huddersfield Road and down Salterhebble Hill. Follow signs for Stainland and continue through West Vale straight up Stainland Road towards Holywell Green. The gated entrance to Burwood Court can be found on the right hand side. Proceed forwards through the gate and car park beyond, following the road as it goes up and round to the left where number 192 can be found straight ahead.

For satellite navigation: **HX4 9AJ**

## Local Information

### Nearest Stations

Halifax	3.7 miles
Sowerby Bridge	4.6 miles
Huddersfield	5.2 miles

### Nearest Schools

Holywell Green Primary School	0.2 miles
Bowling Green Primary School	0.9 miles
Brooksbank High School	1.1 Miles

### Motorway Network

Junction 23, M62 Motorway	2.4 miles
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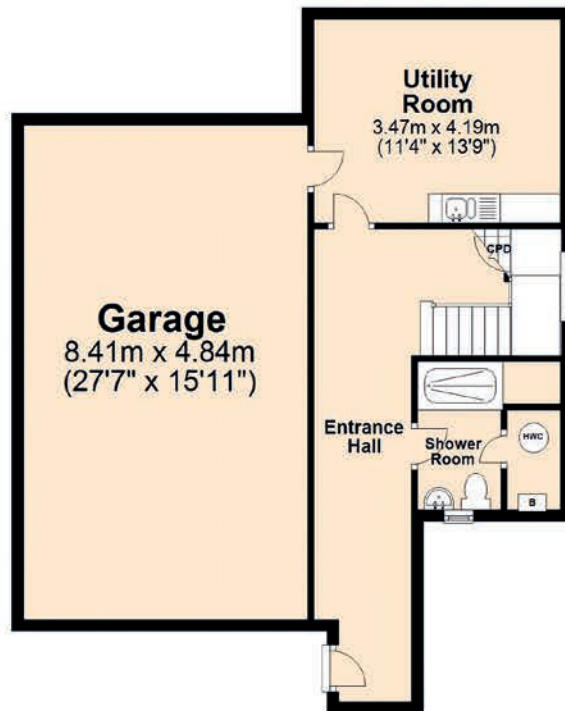


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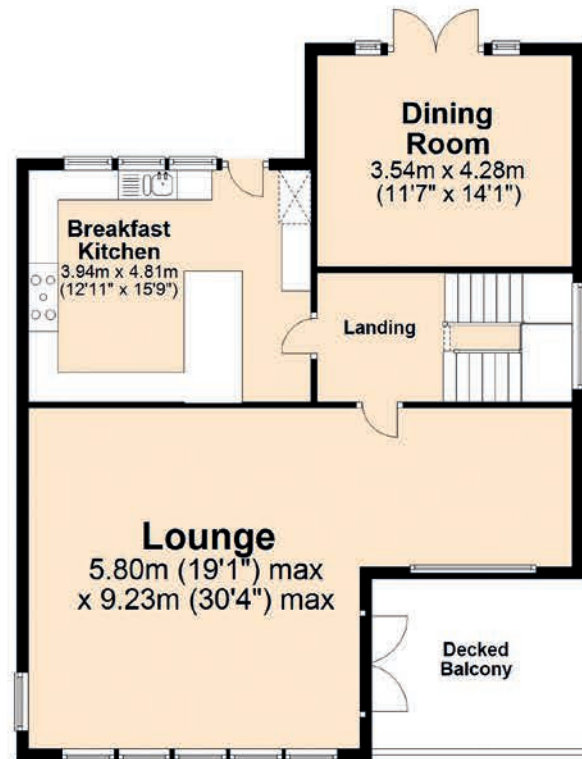


# Floor Plans

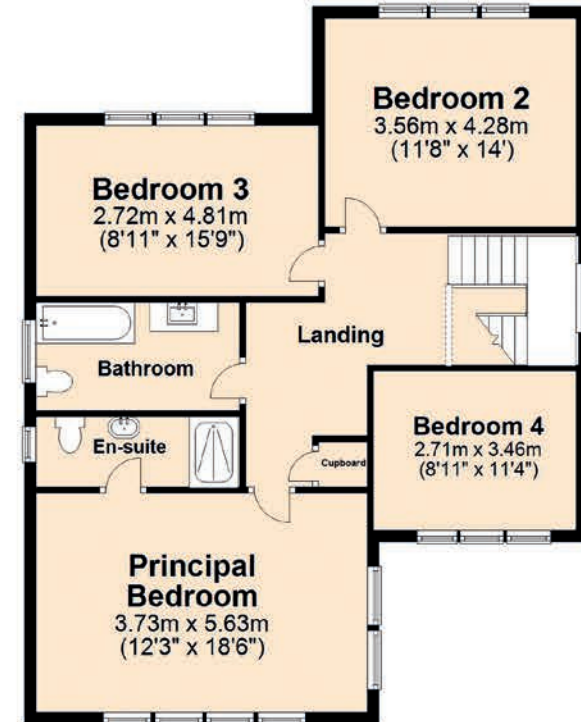
Lower Ground Floor



First Floor



Second Floor



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Property House  
Lister Lane, Halifax, HX1 5AS  
**01422 380100**  
charnockbates.co.uk

250 Halifax Road,  
Ripponden, HX6 4BG  
**01422 823777**  
email: homes@charnockbates.co.uk

Oak House,  
New North Road, Huddersfield, HD1 5LG  
**01484 903000**  
rightmove.co.uk