



## 26 SOUTH PARADE

STAINLAND HX4 9HW

£157,950





## VILLAGE COTTAGE WITH COUNTRYSIDE VIEWS

TWO RECEPTION ROOMS

KITCHEN

TWO DOUBLE BEDROOMS

MEZZANINE AREA FOR STUDY / OCCASSIONAL BEDROOM

THREE-PIECE BATHROOM

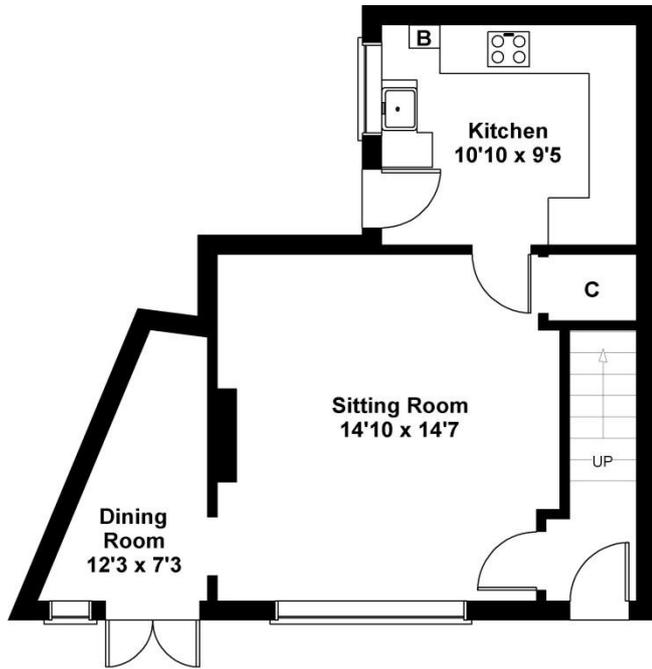
GARDEN TO FRONT & PATIO TO REAR

OFF ROAD PARKING SPACE

This charming cottage lies in the heart of the desirable village of Stainland, surrounded by beautiful countryside with open views to the front.

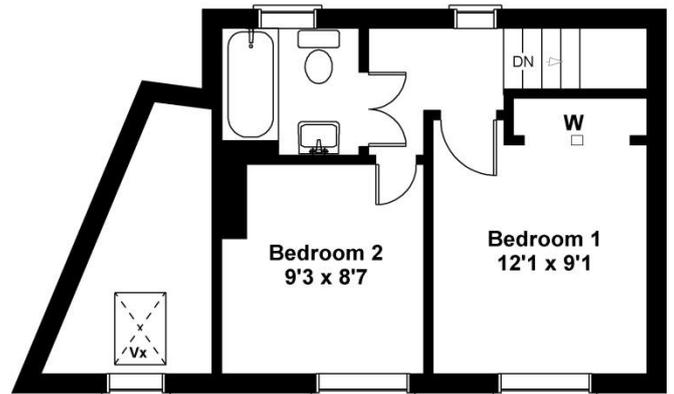
The property offers spacious accommodation with original features including beamed ceilings, an open fireplace in the sitting room and parquet flooring. There are two reception rooms - a spacious sitting room with a window overlooking the garden and a separate dining room with the bonus of a space-saver staircase leading up to a useful mezzanine area, which could be used as a study or occasional bedroom. The kitchen is located to the rear of the property and includes a Belfast sink, four-ring gas hob with electric oven below, plumbing for a washer and a dishwasher, and space for an under-counter fridge.

Upstairs, there are two double bedrooms, both with open views, complemented by a three-piece bathroom which comprises a bath with shower over, pedestal wash hand basin and WC.



**GROUND FLOOR**

Approximate gross internal area 753 sq ft



**FIRST FLOOR**

At the front of the property is a mature cottage garden with a stone flagged pathway leading to the entrance and along the front of the property, a decked area ideal for al fresco dining in the summer months and an off road parking space. To the rear is a small patio area, accessed via the kitchen.

**SITUATION**

Stainland Village has excellent village amenities including a primary school, pharmacy, playing fields, cricket club, village pubs and restaurant. There is a regular bus service into Halifax and the M62 motorway is only 10 minutes away, providing easy commuting links to Leeds, Manchester and beyond.

**SERVICES**

Gas central heating. All mains services.

**COUNCIL TAX**

Band B

**DIRECTIONS**

From Ripponden take the Elland Road uphill and on passing The Fleece Inn bear right to Barkisland. Proceed ahead at the first junction, and at the next junction with the General Store/Post Office on the right, proceed straight on into Stainland Road. Continue downhill, passing Barkisland Mill and proceed uphill into Beestonley Lane. On reaching Stainland follow the road bearing right with the school on the left hand side and at the junction turn left into Stainland Road. South Parade can be found just on the left hand side, opposite the entrance to Pether Hill. PLEASE NOTE: Google Street View does not go directly past the property. If looking on street view, South Parade is located on the left on Stainland Road, after the junction with Back Bowling Green Road.





**Please Note** All Measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property.

**Money laundering regulations 2003:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

