







# 41 STAINLAND ROAD

BARKISLAND | HX4 0AQ

Enjoying an ideal location in the heart of Barkisland, this individually designed and deceptively spacious detached home provides beautifully presented family accommodation with far-reaching views being enjoyed from the sitting room and principal bedrooms.

The generously proportioned living is arranged over three floors including two reception rooms, a smart fitted kitchen, **FIVE BEDROOMS**, family bathroom, two en-suites and cloakroom.

In addition, there is an integral garage, off-road parking and a fully enclosed low-maintenance garden to the rear.



## GROUND FLOOR

Entrance Hall  
Cloakroom  
Dining Room / Snug  
Sitting Room  
Kitchen  
Integral Garage

## FIRST FLOOR

Bedroom 1  
En-Suite Bathroom  
Bedroom 2  
En-Suite Shower Room  
Bedroom 3  
Bedroom 5  
Family Bathroom

## SECOND FLOOR

Bedroom 4

## COUNCIL TAX BAND

E

## EPC RATING

C

## INTERNAL

The property is entered, via a storm porch, into the entrance hall with staircase rising to the first floor, generous understairs storage and a two-piece cloakroom. The spacious sitting room features a slate wall incorporating a wood burning stove mounted on a granite hearth. Double doors open through into the dining room, currently used as a snug, which has French doors opening directly into the garden.

The bright and airy kitchen houses gloss units with undermounted 1½ bowl sink. Equipment includes twin eye-level ovens, a contemporary AEG induction hob located on a central island and an integrated dishwasher. The kitchen is flooded with light from the window, rooflights and a glazed door which gives access to the garden. A door gives access to the garage which has an electric door as well as plumbing for a washing machine, space for a dryer and a fridge freezer.

There are four bedrooms located on the first floor, three of which are large doubles. Bedroom 1 benefits from a walk-in wardrobe and a three-piece en-suite housing a bath with shower over, WC and pedestal wash basin. Bedroom 2 boasts a three-piece en-suite shower room. The first floor accommodation is completed with a smart family bathroom housing a corner shower cubicle, bath, WC and wash basin housed in a vanity unit.

There is another generous double bedroom on the second floor which benefits from under eaves storage and adjacent to the bedroom is a large store room.

## EXTERNAL

At the front of the property is a tarmac driveway providing parking and access to the integral garage, which has an electric door and a personal door into the garden. Adjacent to the drive is a pea-gravelled area which could provide additional parking. To the rear of the property is an enclosed, low-maintenance garden arranged on two levels with Indian stone flagged patios and a level, artificial grass lawn.

## LOCATION

Barkisland has excellent local amenities including a village school rated outstanding by Ofsted, a post office/village store, church, cricket club and two village pubs.

There is a regular bus service and excellent road connections to the M62 (10 minutes' drive). Easy commuting to Leeds / Manchester. There is a mainline railway station in nearby Sowerby Bridge.

## SERVICES

All mains services. Gas central heating, boiler located in the garage, underfloor heating to the whole ground floor and bathrooms. Recently installed UPVC double glazing.

## TENURE

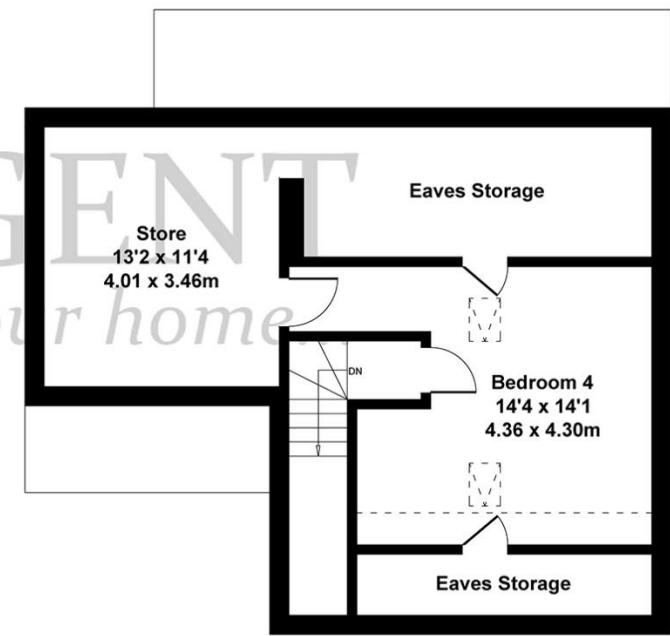
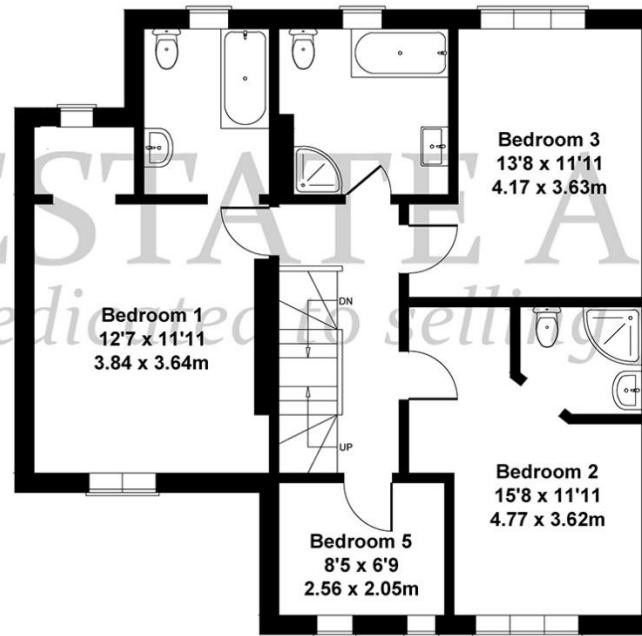
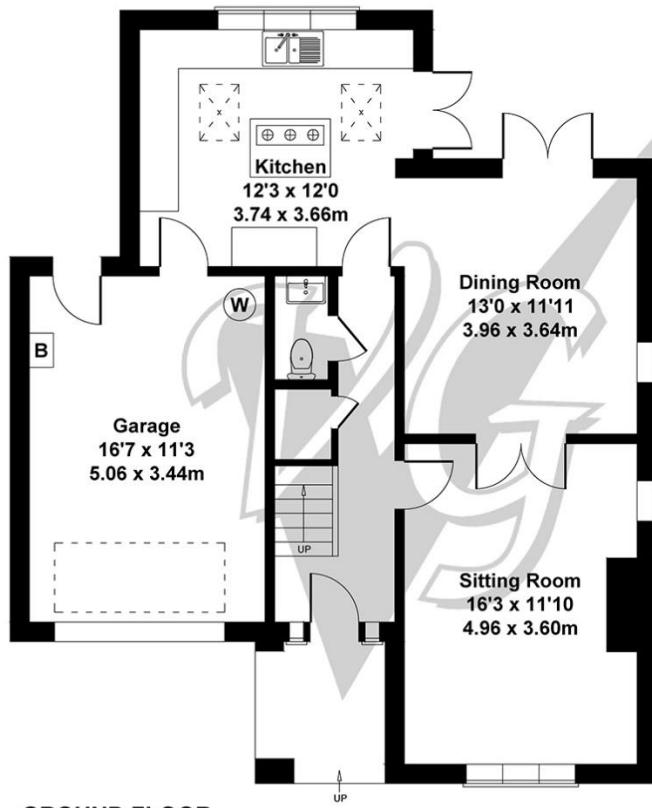
Freehold.

## DIRECTIONS

From Ripponden traffic lights turn into Elland Road and proceed uphill, past the Fleece Inn bearing right towards Barkisland. Continue across the first junction, then straight on at the Post Office into Stainland Road, go through the narrow section of road and 41 Stainland Road is located on the left, just after the row of cottages.



Approximate Gross Internal Area  
2088 sq ft - 194 sq m





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