





WINKLE
STAR,
ME TO
EST BAR

ALCOHOL IS THE
ANSWER...
SORRY, I DON'T
REMEMBER THE
QUESTION

WINE AND
SPIRITS
BAR

LOVE



10 PORTMAN CLOSE

STAINLAND | HX4 9EB

Situated on a quiet cul-de-sac, this immaculately presented detached stone-built property has been extended by the vendors to provide exceptionally spacious and stylish family accommodation arranged over two floors.

Internally comprising a spacious sitting room with bay window and feature fireplace as well as a superbly appointed kitchen / living room with bi-fold doors and rooflights, ideal for entertaining and family living. There are four double bedrooms complemented by a family bathroom, en-suite and ground floor cloakroom.

Externally there is ample off road parking and a fully-enclosed garden to the rear of the property.



GROUND FLOOR

- Entrance Hall
- Sitting Room
- Kitchen / Living Room
- Utility Room
- Cloakroom
- Storeroom (External access)

FIRST FLOOR

- Bedroom 1
- En-suite Shower Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- House Bathroom

COUNCIL TAX

E

EPC RATING

TBA

INTERNAL

The property is accessed via the front door into a hallway with staircase rising to the first floor and a two-piece cloakroom off.

The stunning open plan kitchen / living room features bi-fold doors as well as skylights and French doors, flooding the room with light. The spacious living area features a stylish electric fire with changeable mood lighting.

The kitchen area is fitted with a luxurious range of units with granite work surfaces complemented by large breakfast bar with storage and quartz surface. Equipment includes an eye-level double oven, four ring induction hob with extractor canopy over, stainless steel undermounted sink. Integrated appliances include a fridge, freezer and dishwasher. There is a spacious utility room located off the hallway with sink, plumbing for a washing machine and space for a dryer.

Double doors open from the kitchen / living room into the spacious sitting room which has a large bay window and features a stone fireplace housing a real-flame effect gas fire.

The bedrooms are all located on the first floor, the master bedroom has built-in wardrobes and an en-suite shower room. There are three further double bedrooms, bedroom 2 also has built in wardrobes and bedroom 4 is currently utilised as a dressing room with built-in hanging and storage. The first floor accommodation is completed with a three-piece bathroom housing bath with mains-fed shower over, WC and pedestal wash basin.

EXTERNAL

To the front of the property is a tarmac driveway providing parking for two vehicles in front of the storeroom, there is a level lawn bordered by a shrubbery adjacent to the footpath leading to the front door. At the rear is a delightful, fully enclosed, garden with a level lawn which features two decked patios, ideal for al fresco entertaining.

LOCATION

Stainland Village has an excellent village school, pharmacy, playing fields, cricket club, pubs and a restaurant. There are more extensive amenities, including a health centre, just a short drive away in West Vale.

There is a regular bus service and the M62 motorway (J24) is within 5 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester.

SERVICES

All mains services. Gas central heating with boiler located in utility room.

TENURE

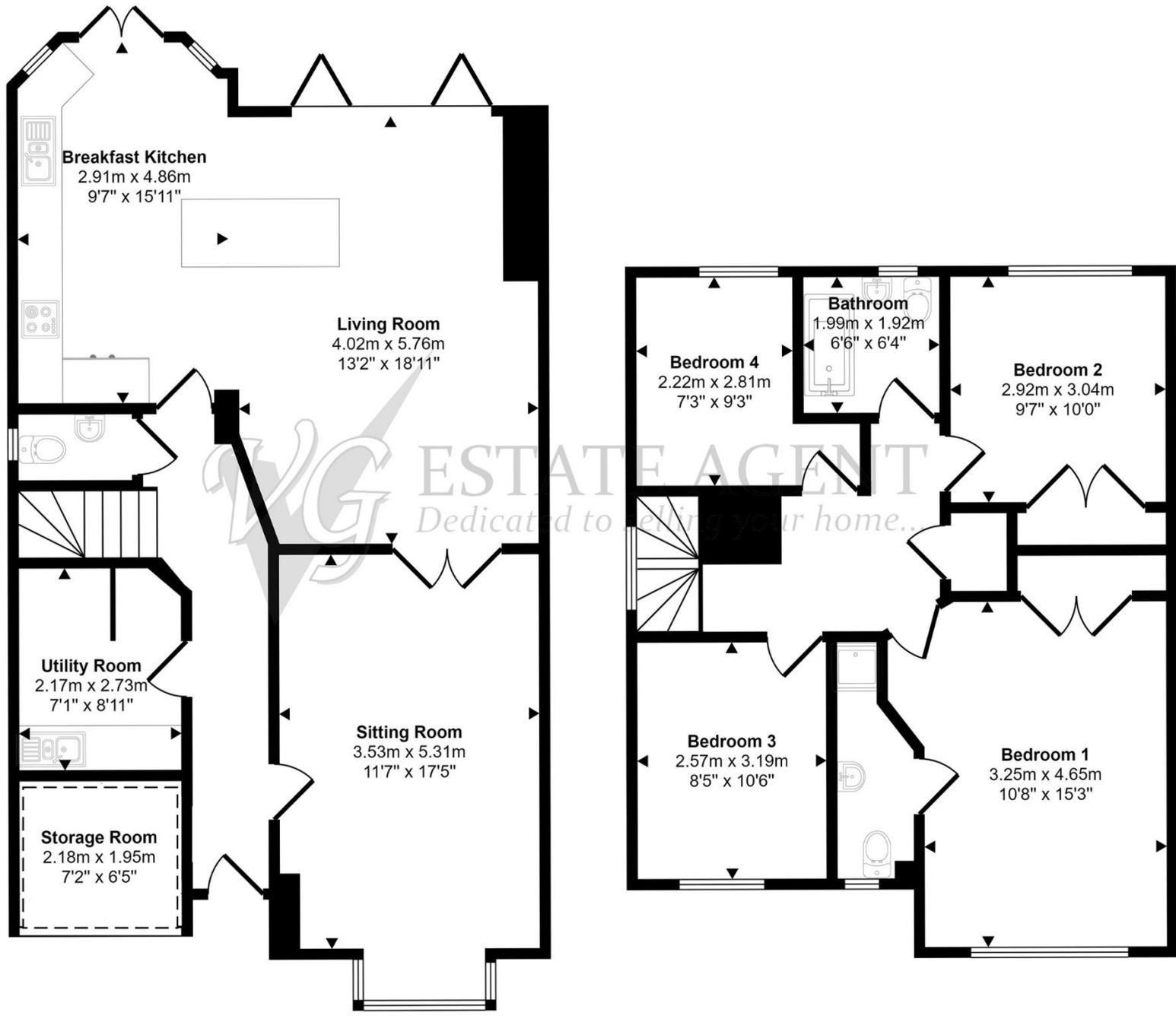
Freehold.

DIRECTIONS

From the centre of Ripponden turn on to Elland Road and proceed uphill passing The Fleece Inn and bear right into Barkisland. Continue over both sets of crossroads and continue past Barkisland Mill and uphill into Beestonley Lane. On reaching Stainland turn left into Bowling Green Road and then bear left again into Stainland Road. Take the first left turn into Fall Spring Gardens then take the first right into Portman Close, continue ahead and number 10 is ahead.



Approx Gross Internal Area
144 sq m / 1550 sq ft





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

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