



ESTATE AGENT

Dedicated to selling your home...



- DETACHED TWO-STOREY PROPERTY IN IDYLIC LOCATION
- LOUNGE WITH FULL HEIGHT CEILING
- FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY
- FOUR BEDROOMS
- EN-SUITE & HOUSE BATHROOMS
- LANDSCAPED GARDEN
- GARAGE & PARKING
- STREAMSIDE SETTING WITH WILDLIFE CORRIDOR
- EASY ACCESS TO M62- LEEDS & MANCHESTER

£365,000



1 Firth House Meadows, Stainland Dean, Halifax, HX4 9NB

An exceptionally rare opportunity to purchase a home in this area of outstanding natural beauty, Firth House Meadows was originally a Victorian Mill, and is now being converted into an exclusive development of only 14 unique cottages and split-level homes, of which over half are now occupied. The development will be completed by early summer.



Number 1 Firth House Meadows is the only detached property converted from the former mill, and is now nearing completion, ready for the prospective purchasers choice of kitchen to be fitted. The garden areas will be landscaped and there will be a 'heritage style' oak-framed garage to the side of the property. The garden will overlook Black Brook and the streamside setting opposite will be landscaped.



View of Stainland Dean



Location and Directions

From Stainland Village follow the sign for Paper Mills into Coldswell Hill and keep on this road into Stainland Dean. Follow this road along, and it will bear down hill towards a tall chimney (former mill chimney). Firth House Meadows

is in the bottom of the valley just before this chimney at the bottom of Steele Lane and Penny Hill.

Accommodation (all sizes approximate)

Brushed chrome light switches and electric sockets, and recessed halogen spotlighting throughout.

Quality hardwood oak entrance door opening into Entrance Hall.

Entrance Hall

Spacious entrance hall with staircase to first floor. Cloaks cupboard.

Lounge: 6.1m x 4.7m

A superbly proportioned lounge with full height ceiling, having exposed beams, windows to three elevations, including French doors leading out to the garden overlooking Black Brook. Chimney breast with class 1 flue fitted, for use of either wood burning, solid fuel or gas fire (to be fitted by the purchaser- not included). Five wall light points, TV aerial point (sky available).

Dining Kitchen: 4.7m x 3.9m

Awaiting the fitting of a quality designer kitchen (choice available for the purchaser). The kitchen includes integrated appliances with double oven and grill, separate microwave oven, fridge/ freezer, dishwasher, four-ring gas hob and filter canopy. Ceramic tiled floor, French doors to garden.

Utility

A spacious utility room, plumbed for automatic washing machine, single drainer sink and ceramic tiled floor. Central heating manifold for underfloor heating.

Bedroom 3: 3.6m x 3.5m

Located to the rear of the property, with pleasant views over the garden. TV aerial point.

Bedroom 4: 4.0m x 2.1m

Located to the front of the property, making an ideal study or indeed fourth bedroom. TV aerial point, telephone point.

Bathroom

Housing a four-piece white suite with chrome fittings, comprising of panelled bath, shower enclosure with super-size shower head, pedestal wash hand basin and WC. Ceramic tiled floor and part-tiled walls, window, chrome ladder style radiator.

First Floor

Landing

A small landing with built-in cupboard housing the gas combination central heating boiler.

Master Bedroom: 4.1m x 3.9m

Attractively appointed double bedroom with exposed roof trusses and generous built-in storage, comprising of cupboards and wardrobes, recessed spotlighting. TV aerial point. Two Velux windows.

En-suite Shower Room

Housing a three-piece white suite with chrome fittings, comprising of double size shower with super-size shower head, pedestal wash hand basin and wall hanging WC. Built-

in cupboards providing generous storage. Velux window, with feature porthole window to shower.

Bedroom 2: 4.4m x 4.0m

Another good sized double bedroom with two Velux windows and generous built-in under-eaves storage. Exposed roof trusses.

Outside

The outside garden areas are presently being landscaped and will comprise of a block-paved parking area affording parking for two cars, a level lawn and patio. Ornamental dry-stone walling.



View of the property from over the stream

Garage

A single "Heritage Standard" oak-framed garage located at the side of the property.

Heating

Gas central heating with underfloor heating to the ground floor and traditional radiators to the first floor. Please note, all mains services available.



View from the site

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.

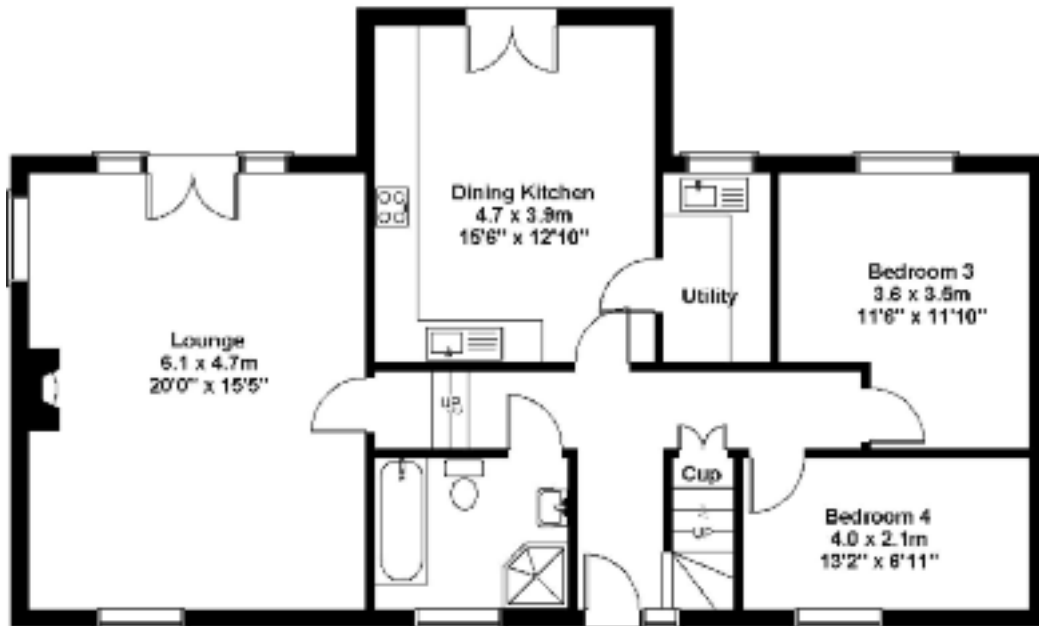


View across Stainland Dean

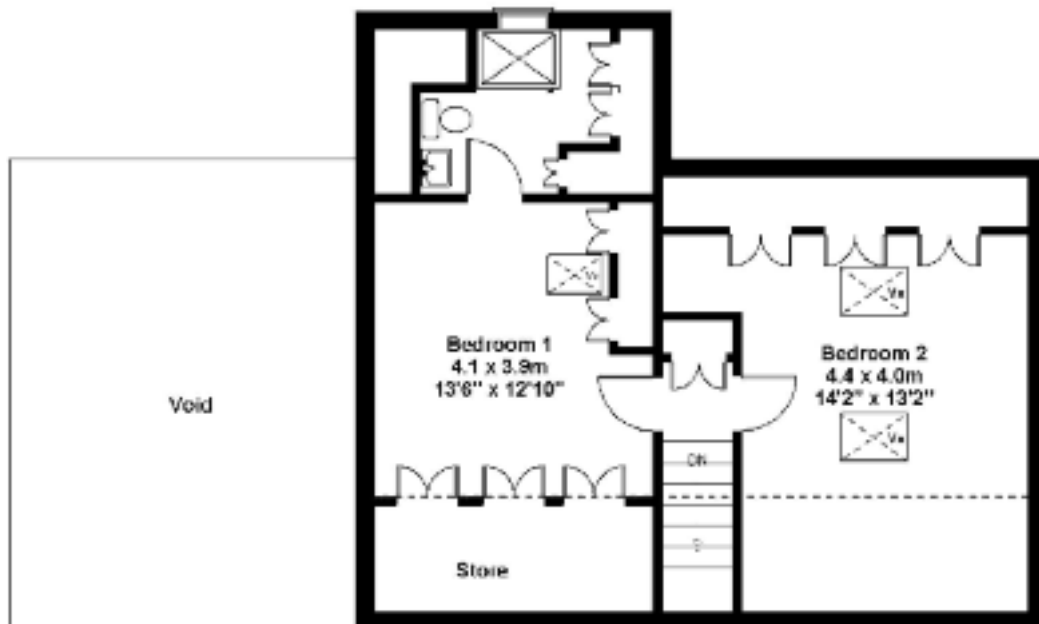
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1 Firth House Meadows

Approximate gross internal area 1522 sq ft - 141 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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