



**17 ST ANNES ROAD
SKIRCOAT GREEN
HALIFAX
HX3 0RU**

Are you looking for a family home within easy reach of outstanding schools? Are you searching for a wonderful family kitchen? Fancy a village feel but need to be close to town? Do you need access to the hospital or to the M62 motorway? Are you looking for that balance between modern comfort and traditional features? Come and have a look at this lovely stone built family home which has been extended to the rear to create a wonderful dining kitchen that will be the envy of your friends and relatives. The moment you step through the front door you get a feel that modern living hasn't compromised the integrity of the period. The arched glass panels in the front door, the fanlight with the house number in relief, the mosaic tiled hall floor, the ceiling covings, the window shutters, the spindled balustrades, the traditional styled radiators... but we also have that beautiful kitchen with integrated appliances, a lovely bathroom, gas central heating, uPVC double glazing... With good sized rooms including three bedrooms (one borrowing light from the bathroom), a useful storage cellar and south facing low maintenance garden, and being just a few steps from the shops in Skircoat Green, this is really one you shouldn't miss.

OFFERS IN EXCESS OF £220,000

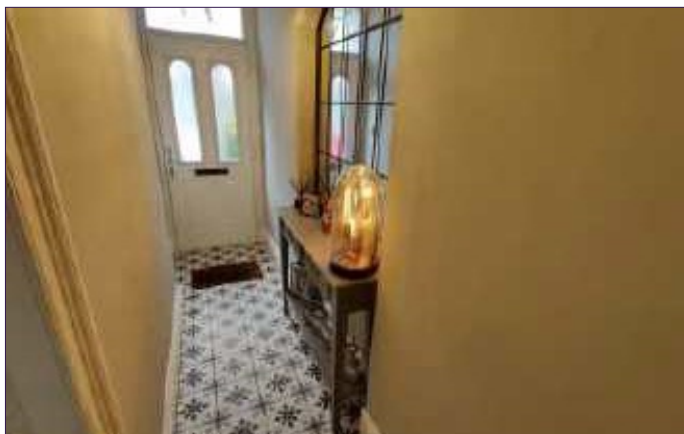
CELLAR

A useful storage cellar with a small utility area to the cellarhead.

Ground Floor:

ENTRANCE HALL

The entrance door has arched glass panels and a numbered fanlight, the floor has been finished with mosaic tiling, and the ceiling features traditional coving.



LOUNGE

4.09 x 3.34 (13'5" x 10'11")

A traditional style stone fireplace houses a coal effect gas stove effect fire for an authentic feel to modern comfort. The windows are shuttered and there is coving to the ceiling. Cupboards are fitted to the side of the chimney breast.



FAMILY DINING KITCHEN

3.86 x 3.32 plus 3.94 x 2.39 (12'8" x 10'11" plus 12'11" x 7'10")

A large room, extended to the rear, which is divided into two areas but maintains the openness of a family room. The kitchen area is well fitted with a range of base and wall units with matching drawers and complementing wooden work surfaces to tiled surrounds which match the units beautifully. There is a sink unit with Victorian styled mixer tap and integrated appliances include a dishwasher and a fridge freezer. There are two velux style windows set into the ceiling flooding light into this south facing room.

DINING AREA



DINING AREA



KITCHEN AREA



KITCHEN AREA



First Floor:

FIRST FLOOR LANDING

With a spindled balustrade and ceiling coving.

BEDROOM TWO

4.32 x 4.08 (14'2" x 13'5")

A large double room which has plenty of space for furniture in addition to the wardrobes fitted beside the chimney breast. The window has shutters and there is coving to the ceiling.



BEDROOM THREE

2.52 x 2.10 (8'3" x 6'11")

A nice third bedroom with ceiling coving. This room borrows light from the bathroom, and it would make a great home office or a guest room.



BATHROOM

A lovely bathroom which has been fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath which has a shower unit with overhead and wand attachments and a glass shower screen. Walls are finished with white tiling and the floor adds colour with patterned tiling. Coving is fitted to the ceiling and there are two roses, one round each of the light fittings. The window has a vented shutter and the traditional style radiator extends to a heated towel rail.

BATHROOM



Second Floor:

BEDROOM ONE

4.44 x 4.36 (14'7" x 14'4")

Situated to the second floor, this good sized bedroom has been fitted with an extensive range of cupboards to both sides, offering plenty of storage.



OUTSIDE

The front of the property sees a small garden with a wrought iron gate leading to the front door. The rear sees an enclosed, south facing garden which is low maintenance, with artificial grass to pebbled border and a small decked seating area.



ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council Tax Band: B.

DIRECTIONS


Leave Halifax along Skircoat Road, turning right into Heath Road until reaching the traffic lights. Proceed straight ahead onto Skircoat Green Road and along this road until reaching the next set of traffic lights at the junction with Dryclough Lane. At the junction proceed straight ahead and into Skircoat Green. Pass the post office and turn next right into St Anne's Road, where number 17 will be found on the left hand side. Postcode: HX3 0RU.

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

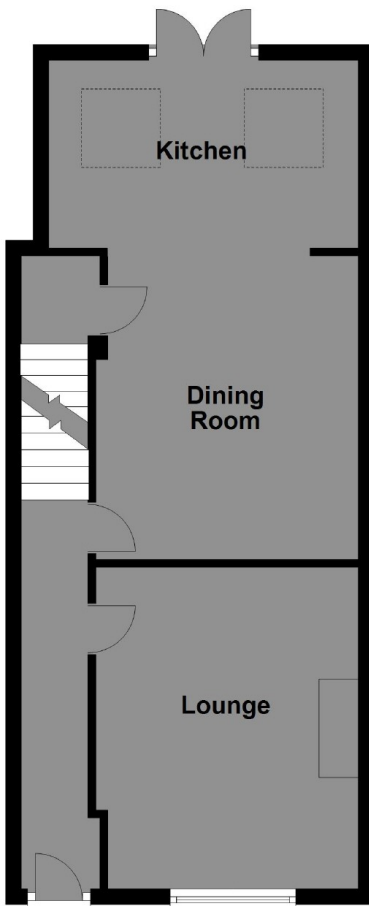
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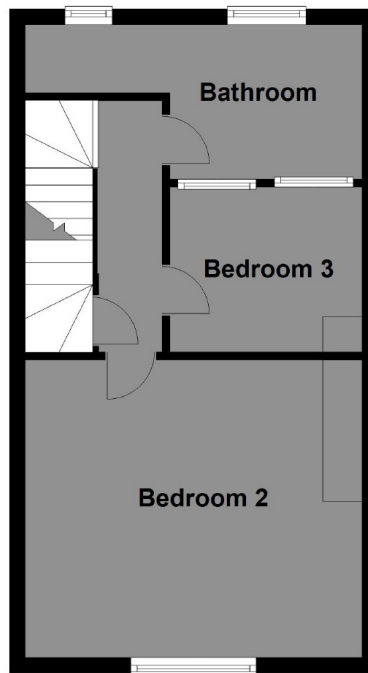
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

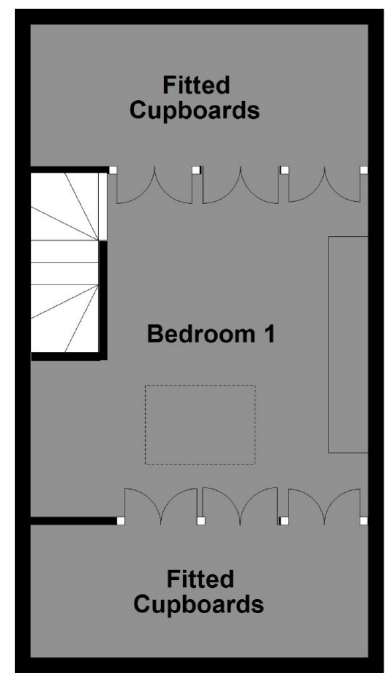
Ground Floor



First Floor



Second Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.