

MARSH & MARSH PROPERTIES

20 Godfrey Road, Skircoat Green, Halifax, HX3 0SX

£275,000



Positioned at the head of the highly sought after Godfrey Road, in the well regarded district of Skircoat Green and just up the road from Calderdale Royal Hospital, is this brick built, three bedroomed, semi-detached property, which is offered with the added advantage of there being NO CHAIN. The house is well presented with a stylised brick front wall that borders a flowerbed front garden that enhances the property's kerb appeal. To the rear of the house is a well-maintained, south-facing, rear garden, featuring lawned area, patio and fully enclosed to create an ideal space for children to play or to sit out and relax. The house benefits from one of the widest drives of the whole road offering parking for two cars, with an additional secure parking space provided by the extra-long garage at the rear of the drive. To the rear of the garage is a workshop annexe, perfect for a hobby shop or just as additional storage space or conversion to a utility room.

Internally the property offers a fantastic amount of internal space, ideal for modernisation to make the property your own. The ground floor has an open plan layout that suits itself to modern living and family life. With its open plan living room & dining room, breakfast kitchen, ground floor WC, three bedrooms (two with ample space for a double bed and with fitted wardrobes) and house bathroom. Just step inside and you will immediately notice the fantastic potential on offer with this welcoming home.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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Being situated in Skircoat Green provides this property with a variety of shops, services and amenities all within easy walking distance. Halifax town centre is just a short drive, providing access to its excellent shops and services. Halifax train station provides a variety of regular train services to the surrounding areas in addition to the Grand Central train service. There are regular local bus services to Halifax, Brighouse, Sowerby Bridge and Ripponden. The M62 motorway is a short drive away, providing quick access to the major cities of Leeds, Bradford and Manchester. The property is also within the catchment area of outstanding primary and secondary schools, both within walking distance.

Owing to the fantastic features on offer with this charming property, its open plan ground floor, spacious gardens and ample private parking, all with the added advantage of having NO CHAIN, an appointment to view is essential in order to fully appreciate this rare opportunity.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A long, light and bright entrance hallway that offers the ideal reception from the moment you step inside. The uPVC double glazed windows provide plenty of natural light in addition to the central light fitting. With a carpeted floor, under stairs cupboard, dado rail and single radiator.

From the hallway a wooden door opens into the

LIVING ROOM / DINING ROOM



A very large and long living/dining room, that almost runs the full length of the ground floor of the property, offering a spacious living area, with

ample space for a three piece suite along with a family dining table. The room is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. An electric fire, on a Carrara marble hearth and with Carrara marble mantelpiece, offers the ideal central feature for the living area of the room. With a carpeted floor, two double radiators, cornice to ceiling, two central light fittings and a television access point.



To the rear of the living/dining room a bi-folding glass panel door opens into the

KITCHEN

An open and spacious kitchen, situated in the

extension, to the rear of the property. The kitchen has laminated work surfaces to three sides, all with over or under counter cupboards and drawers. A uPVC double glazed door offers access to the rear garden that, when twinned with two sets of uPVC double glazed windows, provides charming views to the rear garden. With an integrated hob, integrated oven, extractor hood, plumbing for a washing machine, splashback tiling, vinyl flooring, two central light fittings, double radiator, single radiator, space for a fridge/freezer and a 1 ½ sink with a mixer tap.



From the kitchen a wooden door opens into a small access hall with a sliding door opening into the

WC

With a low flush toilet, washbasin, central light fitting, frosted uPVC double glazed window to the side elevation, vinyl floor and splashback tiling.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A spacious master bedroom that benefits from a uPVC double glazed bay window, to the front elevation, that bathes the room in natural light. The room has a wall length set of fitted wardrobes offering additional storage space. With a carpeted floor, two central light fittings and single radiator.

BEDROOM 2

Another good sized bedroom, slightly bigger than bedroom 1 and benefitting from a uPVC double glazed window, to the rear elevation, overlooking the gardens. This room also features a wall length set of wardrobes. With a carpeted floor, two

central light fittings and single radiator.



BEDROOM 3



An ideal guest room, child's bedroom or work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

BATHROOM

A well laid out house bathroom featuring a panel bath, over bath shower, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, vinyl floor, tiled walls and ceiling inset spotlights.



GARDENS



To the front of the property is an enclosed flowerbed garden, bordering the driveway and creating a charming kerb appeal to the property.



To the rear of the property is a south facing garden; featuring a patio seating area to the edge of the property, large lawned area with bordering flowerbed trim leading down to the far end. The garden is fully enclosed and gated to create the ideal place for children and pets to play. The garden has a large shed to the rear of the workshop offering additional storage space.



PARKING & GARAGE

The property features one of the widest driveways of the whole road, offering space for two cars.

An additional parking space is provided by the large single garage to the rear of the driveway that also offers plenty of storage to the rear.

From the rear of the garage, or from the garden, a uPVC door opens into the

WORKSHOP

A welcome addition to the property, with uPVC double glazing, offering an ideal hobby shop. The room will also be perfect for additional storage space or conversion to a utility room.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: P43Q+8FM Halifax

Google Plus Code: [///line.vocal.smart](https://line.vocal.smart)

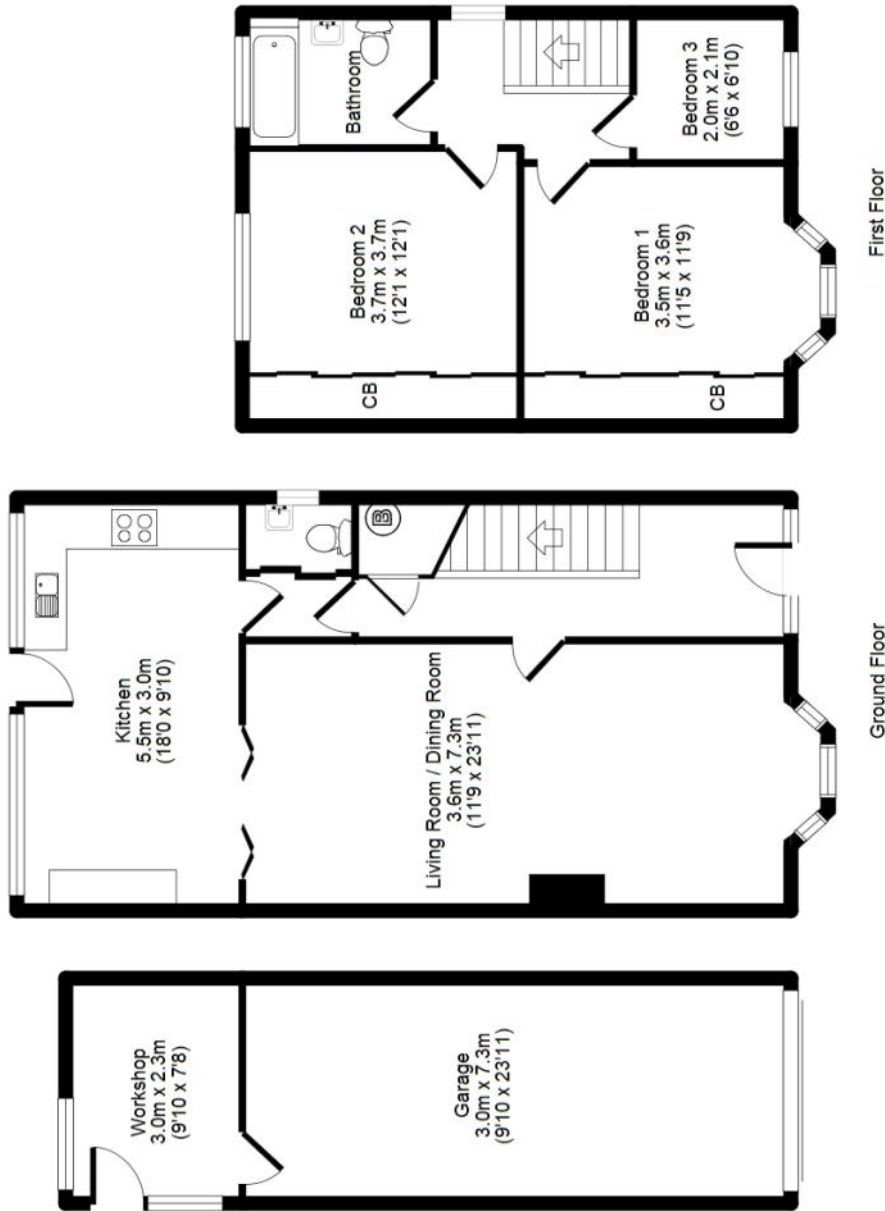
For sat nav users the postcode is: HX3 0SX

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 127 sq. m / 1368 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

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