

# MARSH & MARSH PROPERTIES

*The Dales, 16 Godfrey Road, Skircoat Green, HX3 0SX*

**£325,000**



A well-loved family home, situated on the highly sought after Godfrey Road, in the well regarded Skircoat Green village; this two bedroomed, semi-detached, property is perfect for any prospective buyer to put their own stamp onto. The house is also offered with the added advantage of being NO CHAIN. The property features a gated driveway parking space for a car in addition to an attached single garage. To the front of the property is an enclosed patio garden offering a charming reception as well and enhancing the kerb appeal of the property. To the rear is a beautifully presented and immaculately maintained, SOUTH FACING, garden, perfect for sitting out and relaxing or having a barbeque. From the moment you arrive you will notice that this has that special something on offer.

Internally the property offers a generous amount of space and is also light and bright throughout. Its décor is neatly presented, albeit dated, which offers the ideal opportunity for a prospective buyer to truly make this their own home. With its open plan living/dining room that creates a natural flow throughout the ground floor, well-appointed kitchen, ground floor WC, two double bedrooms (the master bedroom featuring a dressing room and ample fitted wardrobes) and house shower room. The loft space is fully insulated but is ideal to be boarded for additional storage space. Just step inside and you will immediately notice the love, care and attention that this property has received.

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

**Tel: 01422 648 400**

**[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)**

**[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)**

Being situated in Skircoat Green provides this property with a variety of shops, services and amenities all within easy walking distance as well as being just up the road from Calderdale Royal Hospital. 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 nature of this property, with its spacious ground floor, south facing garden and highly sought after residential location, all with the added advantage of being offered with NO CHAIN, an appointment to view is essential.

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

#### **PORCH**

Offering a barrier from the external aspect to the internal. The porch features a wall mounted light fitting, tiled floor and uPVC double glazed windows to the front elevation.

From the porch a wooden door opens into the

#### **HALLWAY**

A welcoming entrance hallway that offers a charming first impression. The hallway features an under stairs storage cupboard, carpeted floor, wall mounted light fitting, telephone access point, double radiator and cornice to ceiling.

From the hallway a wooden door opens into the

#### **LIVING ROOM**

A spacious, long, light and bright living room that is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. The room is also well illuminated via two central light fittings and numerous wall mounted light fittings. A gas fireplace offers a central focal point for the room creating a charming feature and set

on a marble hearth and with mantelpiece. With a carpeted floor, double radiator, single radiator, alcove inset storage cupboard and shelving, feature wall panels, cornice to ceiling, ceiling rose and television access point.







An open plan style dining room that receives light from the living room in addition to the wall length set of uPVC double glazed windows and French doors that offer access into the garden to the rear elevation. The room offers plenty of space for a large family dining table along with additional furniture. With a carpeted floor and central light fitting.

From the dining room, or the living room, a wooden door opens into the

To the rear of the living room a large opening leads into the

### DINING ROOM



A well-presented and laid out kitchen that makes excellent use of the space on offer to create a highly functional room. The kitchen has laminated



work-surfaces to four sides, all with over and under counter cupboards and drawers. The kitchen offers access to the side elevation, leading to the rear and garage, via a uPVC double glazed door. With an integrated hob, integrated oven, integrated microwave, plumbing for a washing machine, uPVC double glazed window to the rear elevation, space for a fridge/freezer, omni-directional ceiling lights, laminated splashbacks, vinyl floor, single radiator and wall mounted coat hooks.



From the kitchen a wooden door opens into the

### WC

A useful addition to the property offering ground floor facilities. With a close coupled toilet, pedestal washbasin, vinyl flooring, tiled splashbacks, central light fitting and a uPVC double glazed window to the side elevation.

From the hallway a carpeted staircase leads up to the

### LANDING

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

From the landing wooden doors open into

### BEDROOM 1

A large and spacious master bedroom, featuring a uPVC double glazed bay window again bathing the whole room in natural light. The room has fitted wardrobes to two sides offering plenty of additional storage space. The 3<sup>rd</sup> bedroom was previously converted into a dressing room for the master bedroom that features a fitted dressing

table. With a central light fitting, wall mounted light fittings, cornice to ceiling, single radiator and a uPVC double glazed window over the dressing table.





## BEDROOM 2



Another good-sized double bedroom that again features fitted wardrobes (one which houses the boiler). The bedroom has charming views, to the rear elevation, from its uPVC double glazed window overlooking the garden. With a carpeted floor, central light fitting, cornice to ceiling and single radiator.

## SHOWER ROOM

A well laid out shower room that makes excellent use of the space on offer to create a highly functional room. With a corner electric shower cubicle, vanity inset washbasin, close coupled toilet, storage cupboards, carpeted floor, tiled

walls, ceiling inset spotlights and a frosted uPVC double glazed window to the rear elevation.



## GARDENS





To the front of the property is a beautifully manicured patio and flowerbed garden, enclosed by stone wall, which creates a welcoming first impression to the property as well as enhancing the kerb appeal of the property.



To the rear is a beautifully presented and expertly maintained lawned garden. Its south facing orientation makes this a real sun trap and is a private space with surrounding bushes and wooden fence. If you are looking for the ideal place to sit out and relax or have a barbeque, this will certainly be the space for you.

### **GARAGE & PARKING**

The property benefits from an attached single garage. Featuring a central light fitting, power outlets as well as a uPVC double glazed door leading to the rear of the property.



### **GENERAL**

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

### **TO VIEW**

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

### **LOCATION**

What3words: [///film.dishes.stump](https://www.what3words.com/#!/film.dishes.stump)

Google Plus Code: P43Q+77V Halifax

For sat nav users the postcode is: HX3 0SX

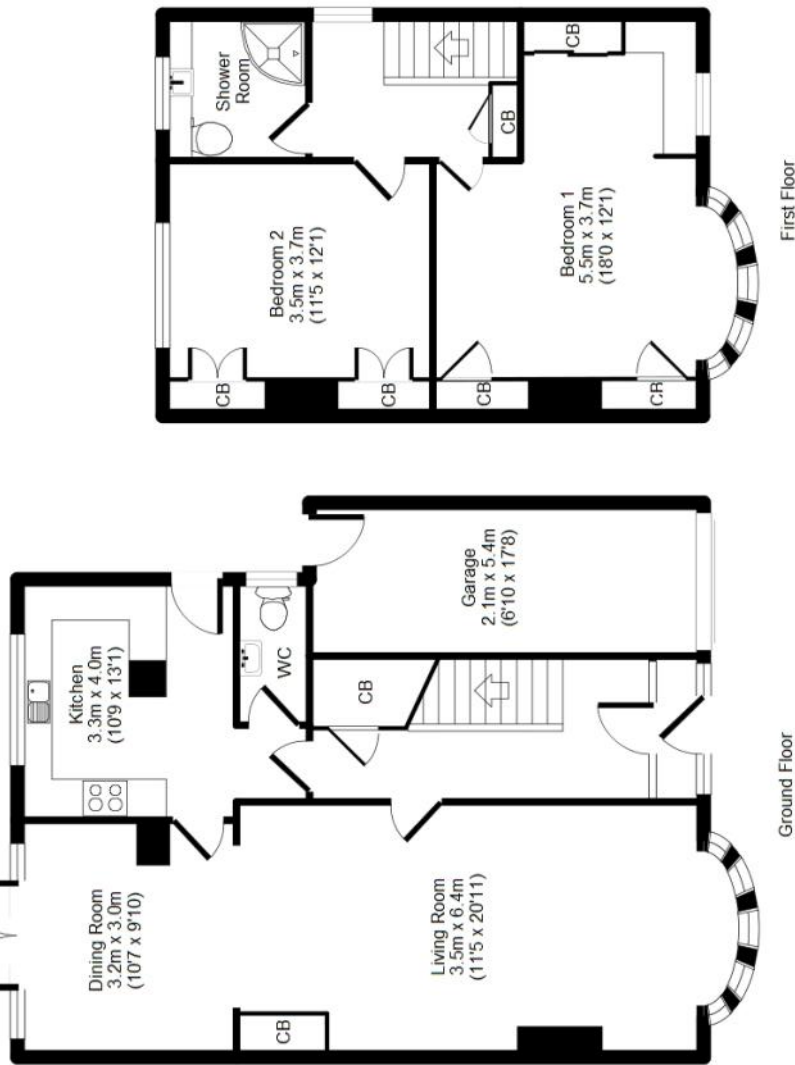
### **MORTGAGE ADVICE**

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.

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APPROX GROSS INTERNAL FLOOR AREA: 110 sq. m / 1186 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. (c) Marsh & Marsh Properties

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