



## 121 Green Park Road

Halifax, HX3 0SP

**£1,700 PCM**





Welcome to 121 Green Park Road. Situated in this most sought after of areas this home has been lovingly renovated to provide four bedroom accommodation across three floors, with modern family requirements in mind. Downstairs the focal point centres around the extended dining kitchen which provides a fabulous entertaining space for socialable dining, and with easy access to the rear lawn via bi-folding glass doors to the rear elevation. Upstairs, well proportioned bedrooms compliment family living along with a stunning four piece family bathroom suite. Early internal inspection essential.

#### Accommodation:

This inter-war semi-detached home has recently undergone extension/renovation and now briefly comprises; entrance hall with under stairs storage & open staircase, downstairs WC, lounge with traditional bay fronted window & plantation blinds, to the rear extended dining kitchen with shaker style suite, fully integrated appliances, and quartz work surfaces. Skylight windows and full glass bi-fold doors make this a light and airy entertaining area with open access to the rear garden.

Upstairs there are two large double bedrooms at first floor level along with a smaller single ideal as a home office, study, or nursery. The master suite benefits from bay window and fitted plantation blinds. The house bathroom is half tiled and offers a four piece suite to include low flush WC, sink basin with fitted storage, bath, and oversize shower cubicle with mains fed 'rainfall' shower. Stairs lead to a converted double attic bedroom with two velux style skylights and fitted storage within the eaves - again the room offering a number of flexible uses.

Externally the house sits back from the roadside with a small front lawn, perimeter flower beds and hedgerows. A tarmac driveway to the side provides off street parking for two vehicles whilst to the rear there is a larger lawn and private patio. A detached single garage building has been adapted to provide useful additional storage or possible gymnasium / hobby room.

#### Location:

Skircoat Green is known locally for its desirability as a family home hotspot. Whilst a predominantly residential area there are local amenities to include cafes, bakers, butchers, launderette, yet the area is also extremely convenient for access into Halifax centre via private or public transport. A number of highly regarded nurseries, infant and primary schools sit within the catchment area, whilst Crossley Heath Grammer School & The Gleddings Preparatory School are also nearby. Calderdale Royal Hospital sits adjacent to the Green Park development making the home suited to those in the medical profession. For those with commitments further afield J24 of the M62 is a short drive away.

Council tax band: C

EPC rating: C

Deposit: £1,961



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