

Peter David

Properties Ltd

Residential Sales and Lettings



Green Park Avenue, Skircoat Green

Offers Over £250,000





It is with great pleasure Peter David bring this beautiful home to the market. TWO BEDROOMS, Located within this prestigious area of Calderdale. With a driveway providing off road parking and a rear enclosed garden with a useful office/gym. This property is tastefully decorated throughout and is ready to move in to.

The internal accommodation briefly comprises of, an entrance hallway, open plan living room/ kitchen and a conservatory. To the first floor there are two bedrooms and family bathroom.

Good schools are nearby including the 'All Saints Primary School', 'Crossley Heath Grammar School' and 'The Gleddings Preparatory School'. There are ample facilities and amenities close by. Savile Park is only a short walk away and Calderdale royal hospital is just around the corner. Halifax centre is a short 10 minute drive and the M62 network provides excellent commuter links to those working further afield.

- TWO BEDROOMS
- SEMI DETACHED
- OUT HOUSE/ HOME OFFICE/ GYM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- READY TO MOVE IN TO
- SOUGHT AFTER LOCATION
- EPC RATING - C
- COUNCIL TAX BAND - C

Entrance hall

Open plan Livingroom/ Kitchen

13'10" x 21'3" (4.22 x 6.5)

Well presented with a feature gas stove and a double glazed bay window. The kitchen area comprises of a range of matching wall and base units with complementary work surfaces, metro tiled splash back and solid oak breakfast bar. One and a half bowl sink, four ring gas hob, integrated appliances including, oven, dish washer, fridge and freezer. To the other side of the kitchen you will find, additional work space/ coffee station, with plumbing for a washing machine underneath.

Conservatory

9'10" x 8'2" (3 x 2.5)

With double glazed windows and sliding patio doors leading to the rear garden. Built in storage cupboards with space for a tumble dryer and solid oak work surfaces.

First floor

Bedroom one

14'0" x 11'9" (4.27 x 3.6)

Double bedroom with a double glazed bay window and central heating radiator.

Bedroom two

10'2" x 9'6" (3.1 x 2.9)

Double bedroom with a double glazed window, central heating radiator and access to the boarded loft.

Bathroom

5'2" x 7'11" (1.6 x 2.42)

Fully tiled with a white four piece suite which comprises of a bath, shower cubicle, wall hung vanity unit basin, low flush WC, frosted double glazed window and a chrome towel warmer.

External

To the front of the property there is a driveway providing off road parking and a flagged patio. To the rear of the property there is a well presented garden with a flagged patio, lawn and play area.

Gym/ Office

8'4" x 17'10" (2.55 x 5.45)

A superb addition to this home, this out house lends itself to a variety of uses, with double glazed windows and patio doors.

Directions

Please use post code HX3 0SR for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



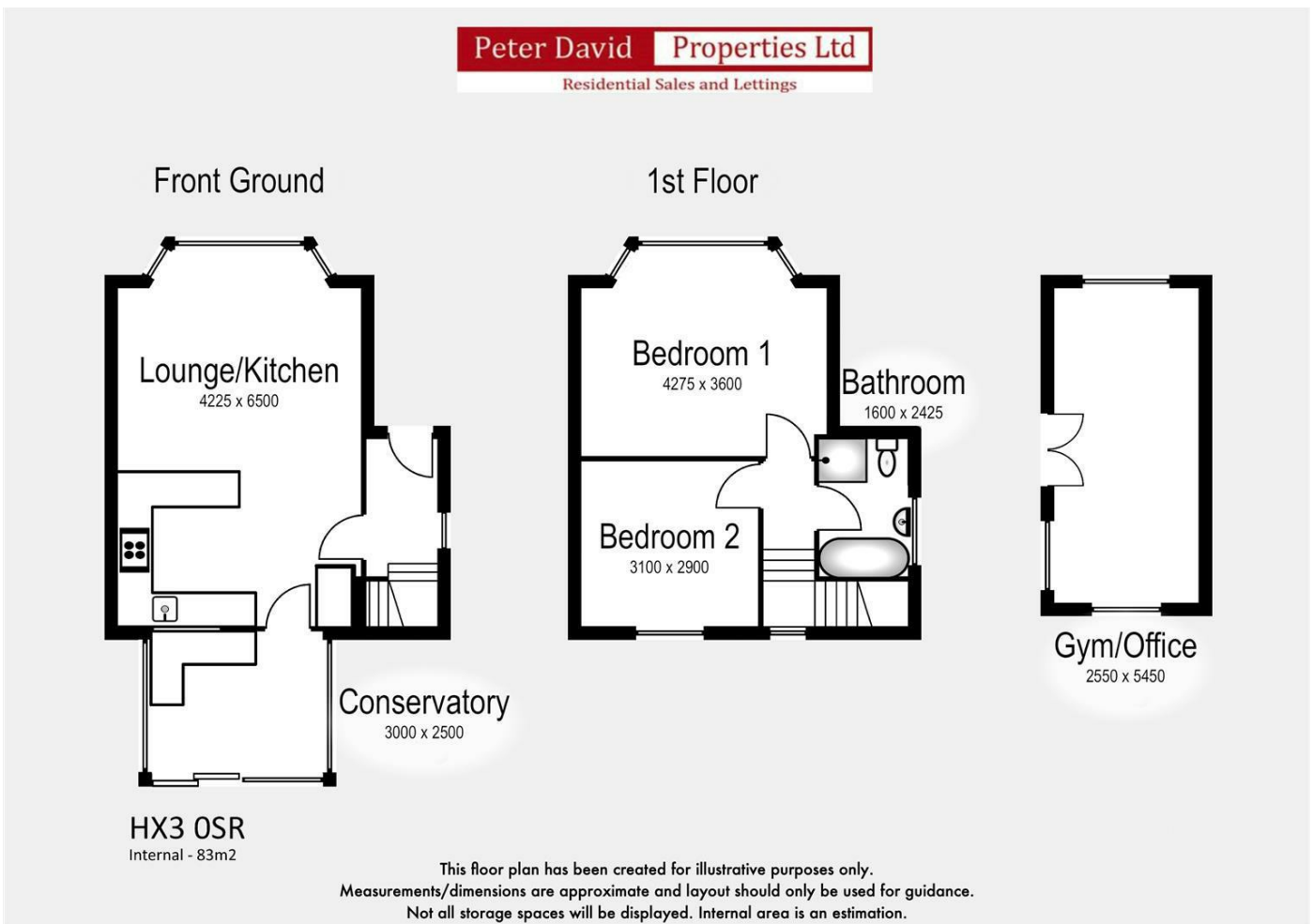
Hybrid Map



Terrain Map



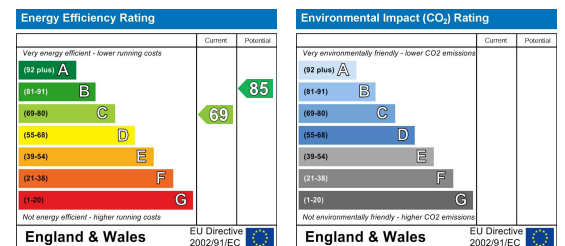
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk