

Peter David

Properties Ltd

Residential Sales and Lettings



Wood End Close, Skircoat Green

£540,000





Welcome to Wood End Close, Halifax - a charming location for this beautifully presented 4-bedroom detached house. As you step inside, you are greeted by two reception rooms: spacious lounge where you can unwind after a long day, and a delightful garden room that brings the outdoors in, both perfect for entertaining guests or simply relaxing with your loved ones. The kitchen/dining room is ideal for preparing delicious meals and enjoying them together as a family.

This property benefits from underfloor heating, central loft boarding, cat 5 cabling, in wall speaker cables, some in wall/ceiling speakers.

With a double garage providing ample space for your vehicles and storage needs, this house offers both comfort and practicality. Outside, an extensive garden awaits, offering a perfect setting for outdoor gatherings, gardening enthusiasts, or simply basking in the sunshine.

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.

- 4 BEDROOM DETACHED
- FANTASTIC LOCATION
- GARDEN ROOM
- DOUBLE GARAGE
- DRIVEWAY
- GOOD SCHOOLS IN THE AREA BOTH PRIMARY AND SECONDARY
- WALKING DISTANCE TO THE LOCAL PARK
- EPC RATING C
- COUNCIL TAX BAND F

Accommodation

Entrance Hallway

An inviting hallway giving access to the ground floor rooms and under stairs storage with beautiful staircase spindles and internal doors throughout.

Downstairs W.C

White WC, wash hand basin with tiled splashback.

Kitchen/ Dining room

12'3" x 26'4" (3.75 x 8.05)

A beautiful room with a range of matching wall and base units with complementary work surfaces and matching splash back, inset stainless steel sink with mixer tap, electric hob and extractor fan, integrated double oven, fridge/freezer, washing machine and dishwasher. A dining space or additional lounge area with window and underfloor heating. A door provides access to the garden.

Lounge

9'10" x 19'0" (3 x 5.8)

Well appointed lounge with double windows at each end and an additional 2 windows, underfloor heating.

Garden Room

8'0" x 7'10" (2.45 x 2.4)

A beautiful room with under floor heating, beautiful views of the garden which is accessed by double doors.

1st Floor

Bedroom 1

10'11" x 12'9" (3.35 x 3.9)

Double bedroom with underfloor heating, window with a full wall of fitted mirrored wardrobes, door leading to:

En-suite

6'11" x 6'0" (2.13 x 1.85)

Three piece suite comprising of separate shower enclosure, wash hand basin and WC with fitted vanity units. Chrome towel heater and window.

Bedroom 2

12'11" x 9'5" (3.95 x 2.88)

Double bedroom with underfloor heating, window with a full wall of fitted wardrobes.

Bedroom 3

12'0" x 8'9" (3.68 x 2.68)

Double bedroom with underfloor heating and window.

Bedroom 4

12'11" x 6'0" (3.95 x 1.85)

Double bedroom with underfloor heating and window.

Bathroom

10'5" x 6'0" (3.18 x 1.85)

Part tiled bathroom with a three piece suite comprising of a bath with shower over the bath, wash hand basin and WC with fitted vanity units and mirror. Chrome towel heater and window.

External

The front of the property is laid to lawn, there is a driveway providing off road parking, leading to the double garage.

To the rear there is a large enclosed garden laid to lawn with a patio area. Access via a timber gate down the side of the property to the front.

Double Garage

16'10" x 18'0" (5.15 x 5.5)

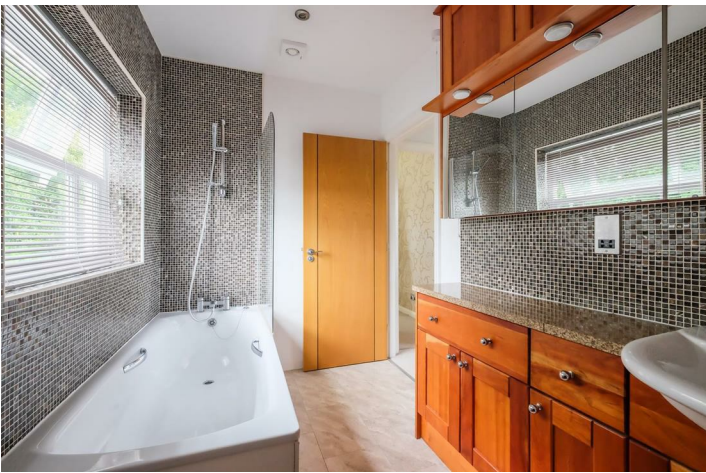
Double garage with power and lighting, access door to the garden.

Directions

Please use post code HX3 0JU 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.
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Road Map



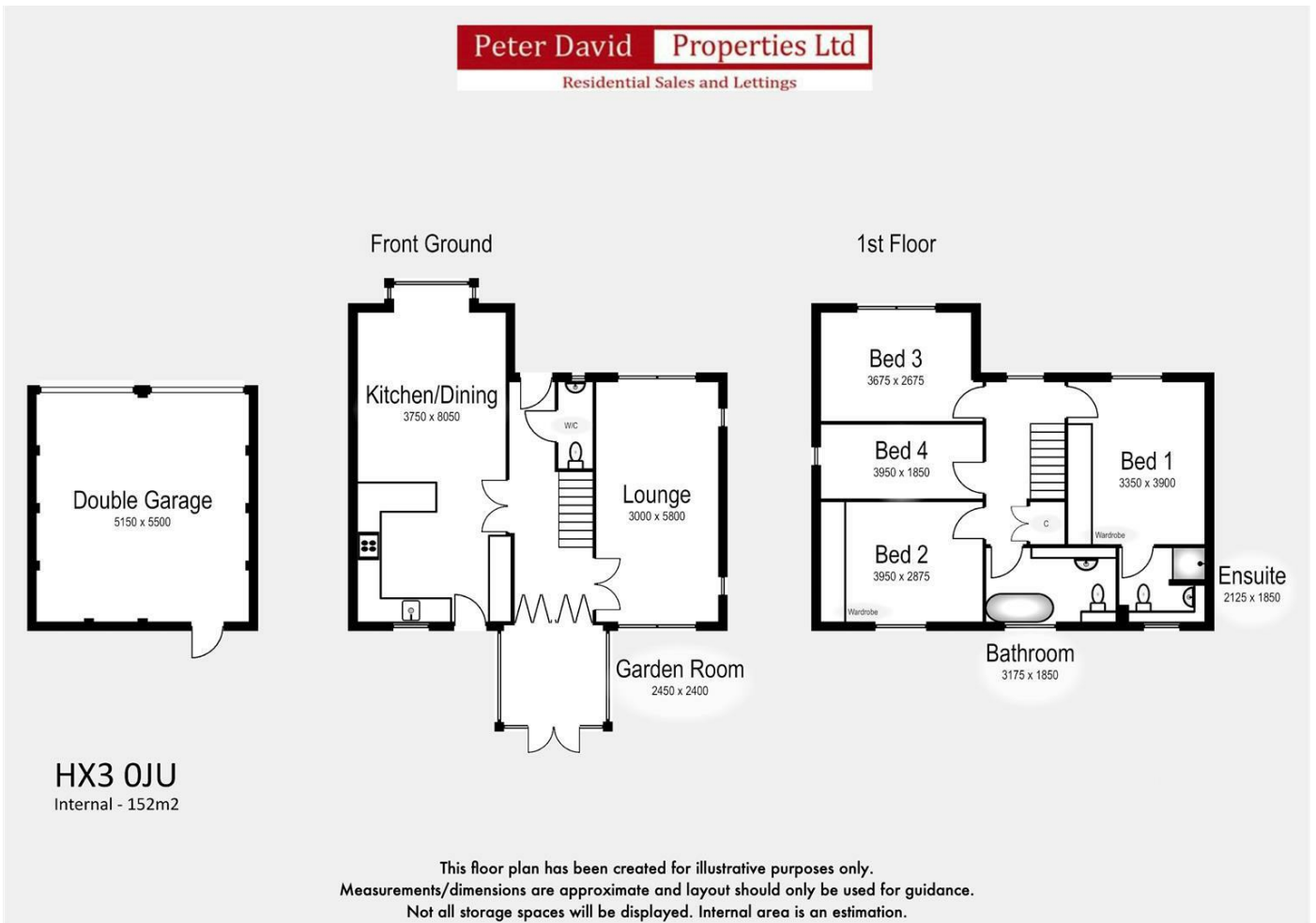
Hybrid Map



Terrain Map



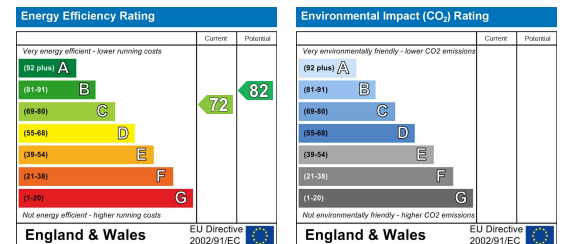
Floor Plan



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.

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