

Peter David

Properties Ltd

Residential Sales and Lettings



1 New Lane, Skircoat Green

Offers Over £379,000





Welcome to Prospect House in the charming area of Skircoat Green, Halifax! This stunning semi-detached house offers a perfect blend of modern comfort and Victorian character.

As you step inside, you'll be greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The property boasts five generously sized bedrooms and two bathrooms, providing ample space for a growing family or accommodating guests.

The secluded position of Prospect House offers a peaceful retreat from the hustle and bustle of everyday life, allowing you to unwind in tranquillity.

What truly sets this property apart are the outstanding far-reaching views that can be enjoyed from various vantage points within the house or the garden area. Whether you're sipping your morning coffee or enjoying a glass of wine in the evening, the picturesque surroundings are sure to captivate you.

Due to the secluded position, you would not know this house was there, access is via either steps down from New Lane or steps up from Copley Lane. On street parking.

Prospect House is more than just a house - it's a place where memories are made and cherished. Contact us today to arrange a viewing and experience the magic of this exceptional property for yourself.

- SECLUDED POSITION
- OUTSTANDING FAR REACHING VIEWS
- FIVE BEDS TWO RECEPTION
- BOASTS CHARACTER AND VICTORIAN CHARM THROUGHOUT
- SPACIOUS ROOMS THROUGHOUT
- DECKED SEATING AREA AND GARDEN LAID TO LAWN
- POTENTIAL TO SPLIT / AIR BNB
- MUST BE VIEWED TO APPRECIATE WHAT IS ON OFFER
- ONLY COUNCIL TAX BAND B
- EPC BAND E

Accommodation

Entrance hallway

Lounge 1

13'5" x 13'6" (4.10 x 4.12)

Kitchen 1

6'2" x 13'6" (1.90 x 4.12)

Bedroom 1

11'5" x 13'6" (3.50 x 4.12)

First floor

Landing

Lounge 2

13'5" x 13'6" (4.10 x 4.12)

Kitchen 2

10'4" x 7'7" (3.17 x 2.32)

Bedroom 2

11'5" x 13'6" (3.50 x 4.12)

Bedroom 5

7'5" x 6'0" (2.27 x 1.85)

Bathroom

6'2" x 10'2" (1.90 x 3.12)

Second floor

Landing

Bedroom 3

11'1" x 18'10" (3.40 x 5.75)

Bedroom 4

11'9" x 9'10" (3.60 x 3.00)

Lower ground cellar

11'5" x 10'9" (3.50 x 3.30)

External

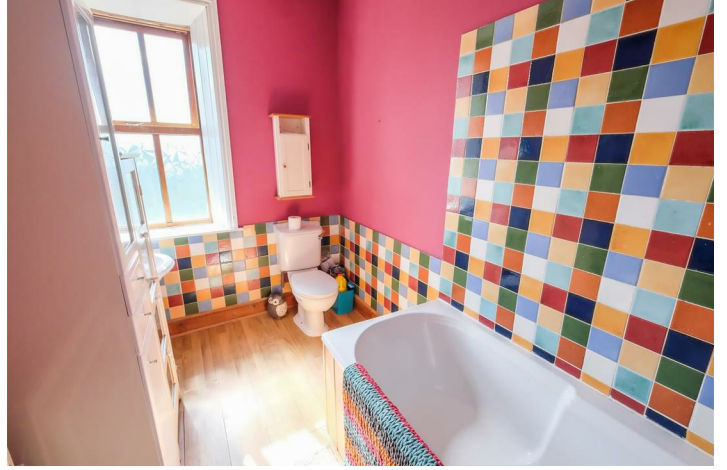
Outside there is a decked seating area and a south facing garden laid to lawn to make the most of the far reaching views. There is a further parcel of land to the other side of the property which would easily create a further decked seating area or patio.

Directions

Please use the postcode HX3 0TE for sat nav directions. This secluded property is set back positioned behind Farthing Wood Day Nursery. Access is either from New Lane, follow the path down past the nursery and the side entrance door is at the bottom of the steps. Alternatively, access is also via steps up from Copley Lane.

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



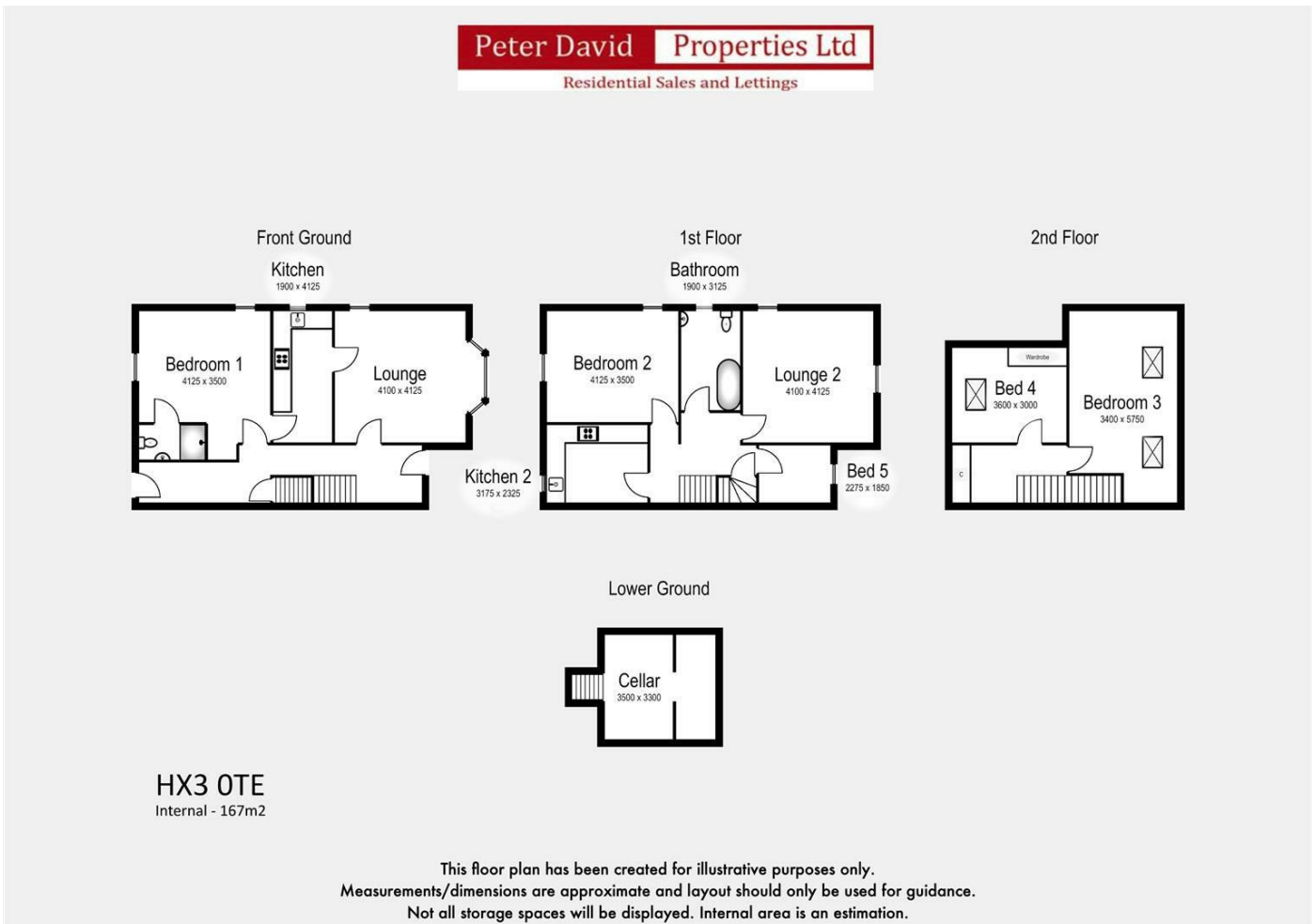
Hybrid Map



Terrain Map



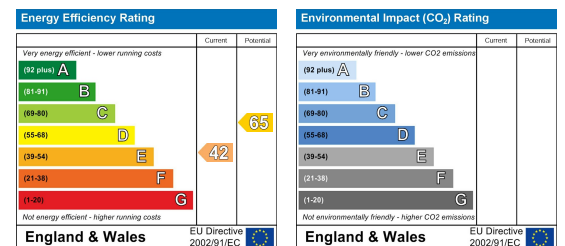
Floor Plan



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.

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