



**Brantwood Rawson Avenue, Skircoat Green, Halifax, West Yorkshire, HX3 0JP**  
**Offers Over £675,000**

HAMILTON BOWER are pleased to offer FOR SALE WITH NO ONWARD CHAIN this substantial STONE BUILT SEVEN BEDROOM SEMI-DETACHED FAMILY HOME located in the sought after location of Skircoat Green, Halifax. Within close proximity to popular local schools, an expansive garden to the rear of the property and finally a cellar offering conversion potential (STPC), we expect this property to be popular with family buyers seeking a home in the area.

The property is set over four floors with well-proportioned reception and bedrooms boasting high-ceilings and natural light throughout. Externally the property has a large private garden to the rear, with a driveway and detached garage offering off-street parking for multiple cars. Internally comprising; entrance hall, breakfast kitchen, dining room, lounge, utility room, wc, five-room cellar, four first floor bedrooms, bathroom, wc, three second floor bedrooms and occasional room.



## GROUND FLOOR

Well-appointed ground floor with central landing, access to cellar and two external access points - front entrance and side access to utility room.

### Breakfast Kitchen

14'0" x 14'0" (4.29m x 4.27m)



Breakfast kitchen to the rear of the property with dual-aspect windows offering great natural light and a view to the garden. The kitchen has fitted wall and base units with complementary worktops and tiled splashbacks to two sides.

With alcove pantry cupboards to two sides and space centrally for a dining table with chairs as seen.

If preferable, the kitchen offers potential to be combined with the neighbouring dining room resulting in a larger open-plan kitchen/dining room (STPC).

### Dining Room

15'3" x 18'3" (4.65m x 5.58m)

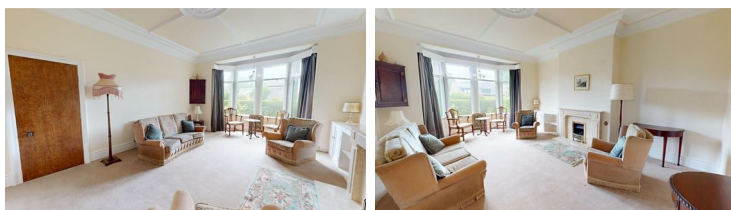


Generous dining room to the rear of the property offering a great view to the garden.

With ceiling rose and coving, gas fireplace and ample room for a large dining table with chairs.

### Lounge

15'3" x 21'4" (4.65m x 6.52m)



Spacious lounge to the front of the property with a bay window view to the front.

With ceiling rose and coving, centred around an gas fireplace with ample room for a large suite.

### Utility Room

6'5" x 11'8" (1.97m x 3.58m)



Utility room leading through from the side entrance to the property.

Fitted with a good range of pantry cupboards and shelving, offering plumbing/electric for appliances and kitchen overflow.

### WC

5'9" x 6'7" (1.77m x 2.02m)



Ground floor WC leading off the entrance hall with frosted glass window, wash basin and WC.

### Entrance Hall

14'1" x 18'8" (4.31m x 5.71m )



Entrance hall offering access to all ground floor rooms, the cellar and first floor.

## FIRST FLOOR

Consisting of a bathroom, separate WC and four bedrooms -

three double bedrooms and a single bedroom. Due to the size of the two larger bedrooms, there is potential to add an extra bathroom or en-suite if preferable.

### Primary Bedroom

15'1" x 18'4" (4.60m x 5.61m)



Generous primary bedroom offering a view to the front of the property. With an gas fireplace and ample room for a large bed, side tables, wardrobes and dressing furniture.

### Bedroom

15'1" x 18'2" (4.6m x 5.54m)



Second double bedroom to the first floor, with a great view to the garden. Fitted with a wash basin, gas fireplace and some fitted alcove wardrobes as seen. Offering space for a large bed, side tables, further wardrobes and dressing furniture.

### Bedroom

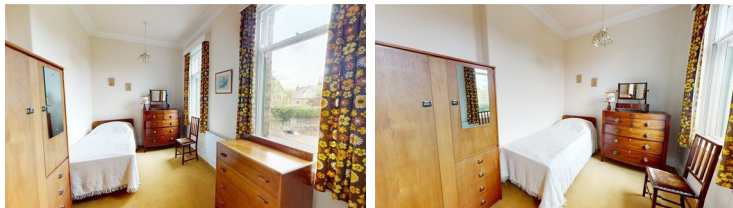
10'8" x 10'8" (3.26m x 3.26m)



Third first floor bedroom, a potential double room but more suited to a three-quarter bed. With alcove wardrobes to one side and ample space for dressing furniture.

### Bedroom

14'3" x 8'9" (4.35m x 2.67m)



Fourth first floor bedroom, a single room with a view to the front.

Offering space for a single bed, side table, wardrobes and dressing furniture.

### Bathroom

6'9" x 10'4" (2.08m x 3.17m)



House bathroom with side window and wall tiling. Fitted with a matching white three-piece suite - corner shower, bath and wash basin.

### WC

3'2" x 4'7" (0.99m x 1.42m)



Separate first floor WC.

## SECOND FLOOR

Consisting of three bedrooms - two doubles and a single/home office, and also an occasional room. The landing offers a range of fitted cupboards, whilst the occasional room and largest bedroom may offer potential to add a bathroom/en-suite.

### Bedroom

15'0" x 18'11" (4.59m x 5.77m)



The largest second floor bedroom, a double room with a view to the front.

With exposed overhead beams, alcove wardrobes and overhead



loft hatch,  
Offering ample space for a large bed, side tables, wardrobes and dressing furniture.

**Bedroom**  
15'0" x 12'10" (4.59m x 3.93m)



A further second floor double bedroom, with a view the rear of the property.  
Offering space for a double bed, side tables, wardrobes and dressing furniture.

**Bedroom/Home Office**  
6'9" x 13'5" (2.08m x 4.11m)



Final second floor bedroom, a single room with a view to the side of the property.  
Offering potential for a home office, but ideal for a single bed or child's bedroom.

**Occasional Room**  
12'6" x 5'3" (3.82m x 1.62m)



Occasional room to the second floor, with access to the eaves storage.

**LOWER GROUND FLOOR**

The property benefits from a large cellar, accessible via the ground floor landing.  
Split into five separate rooms with the main cellar, two coal rooms and two storage rooms (measurements for three rooms not photographed on floorplan).

**Main Cellar**  
14'0" x 13'11" (4.29m x 4.26m)



The main cellar, the largest of the rooms currently housing the boiler.

**Cellar**  
9'1" x 9'7" (2.78m x 2.93m)



One of the two cellar storage rooms, with lighting and stone shelving; ideal for a wine store.

**EXTERNAL**



**Garden**



The property benefits from a large well-presented garden to the rear, a great sun-trap offering ideal outdoor space for this family home.

The garden is L-shaped, has a large central lawn with garden paths, mature trees offering great privacy, and finally a pond to the top tier.

In addition, there is a lean-to greenhouse to the rear of the garage and also a garden shed to the top lawn.

**Driveway & Garage**



Gated driveway to the front of the property offering off-street

parking for a minimum of four cars.  
The driveway leads to the detached double garage which has a power supply and up-and-over door.

