



**Skircoat Road, Halifax, HX1 2RE**

**welcome to**

**Skircoat Road, Halifax**

A spacious five bedroom Victorian end-terraced family home situated on the outskirts of Halifax town with excellent public transport links, local amenities and schools. Benefitting from a parking space, large Stone cellar, a shower room and bathroom. Call us now to book your viewing!



### **Entrance Hallway**

Stained glass door to front, varnished floor boards and gas central heating radiator. Wall lights, coving to ceiling and picture rail. Stairs to first floor accommodation, doors to ground floor accommodation.

### **Lounge**

18' 6" Into Bay x 16' 9" max ( 5.64m Into Bay x 5.11m max )  
Double glazed bay window to front, Coving and cornicing to ceiling and ceiling rose. Picture rail, wall lights and two gas central heating radiator.  
Decorative wood fireplace with wood fire, bakelite inset and hearth.

### **Kitchen**

13' 10" x 8' 9" ( 4.22m x 2.67m )  
Newly fitted grey gloss kitchen with a range of wall and base units, glass display cabinets, wood work surfaces and splashbacks. Porcelain 1 & 1/2 bowl sink drainer with mixer tap. Five ring gas hob, electric oven and wall mounted cooker hood. Integrated microwave and fridge. Space for dishwasher.  
Laminate flooring, double glazed window to rear and part double glazed uPVC door to rear. The kitchen benefits from Under floor heating.

### **Dining Room**

16' x 12' 8" ( 4.88m x 3.86m )  
Double glazed window to rear, varnished floor boards and wall lights. Picture rail, coving and cornicing to ceiling. Gas central heating radiator.  
Open fire with decorative fireplace with bakelite inlay surround and hearth.

### **Cellar**

Vilant boiler plus water tank, window to rear and stone flooring.

### **Utility Room**

Plumbing for washing machine and dryer, houses electric meter and benefits from lighting. Yorkshire stone flooring and Window to rear.

### **First Floor Landing**

Gas central heating radiator, doors to first floor accommodation and stairs to second floor accommodation. Cornicing to ceiling.

### **First Floor Accommodation**

#### **Bedroom One**

18' 7" Into Bay x 15' 1" ( 5.66m Into Bay x 4.60m )  
Double glazed bay window to front, gas central heating radiator and cornicing to ceiling. Cast iron fireplace with tiled inlay.

#### **Bedroom Two**

16' x 12' 11" max ( 4.88m x 3.94m max )  
Double glazed window to rear, two gas central heating radiator and cast iron fire place with decorative surround. Cornicing and coving to ceiling,

#### **Bedroom Three**

11' 7" x 13' 1" ( 3.53m x 3.99m )  
Double glazed window to front, gas central heating radiator and fitted wardrobe.

#### **Family Shower Room**

Two double glazed windows to rear. Double shower cubicle with wall mounted shower. WC, wash hand basin with mixer tap and towel warmer. Tiled walls and tiled floor.

### **Second Floor Landing**

Double glazed window to front, gas central heating radiator and doors to accommodation.

### **Second Floor Accommodation**

#### **Bedroom Four**

16' 6" x 10' 7" ( 5.03m x 3.23m )  
Two double glazed Velux skylight windows to front, gas central heating radiator and wash hand basin.

### **Bedroom Five**

16' 1" To Wardrobes x 12' 2" ( 4.90m To Wardrobes x 3.71m )  
Double glazed Velux skylight window to rear, gas central heating radiator and fitted wardrobe. Cast iron fireplace.

### **Family Bathroom**

Panelled bath with mixer tap and shower attachment, shower cubicle with wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. WC, chrome ladder style radiator and spotlights to ceiling. Double glazed Velux skylight window to rear. Tiled floor and Upvc & tiled splashbacks.

### **Externally**

To the front of the property there are steps leading to the paved garden. Paved rear garden perfect for relaxing during the summer months and a parking space.



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welcome to

## Skircoat Road, Halifax

- **\*\*OFFERS OVER £325,000!\*\***
- FIVE BEDROOMS
- SHOWER ROOM & FAMILY BATHROOM
- LARGE CELLAR WITH UTILITY SPACE
- LOCATED CLOSE TO EXCELLENT TRANSPORT LINKS, LOCAL AMENITIES & SCHOOLS

Tenure: Freehold EPC Rating: E

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)