



Green Park Road, Skircoat Green Halifax HX3 0SW

welcome to

Green Park Road, Skircoat Green Halifax

A three-bedroom semi-detached property located in the popular area of Skircoat Green, offers over £275,000. Benefiting from gardens to the front and rear, detached garage and Driveway! The property would make an ideal family home. Call us now to view!



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side, composite door to the front.

Lounge

14' 11" x 11' 10" (4.55m x 3.61m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, electric fire, fitted wall lights, UPVC double glazed window to the front elevation.

Dining Room

12' x 11' 11" (3.66m x 3.63m)

The dining room comprises of carpet flooring, ceiling light point, gas central heating, electric fire, door to the side entrance.

Kitchen

8' 11" x 6' 10" (2.72m x 2.08m)

The kitchen comprises of vinyl flooring, ceiling spotlights, matching wall and base units with work top over, fitted electric oven and gas hob, UPVC double glazed window to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

14' 9" x 10' 8" (4.50m x 3.25m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

Bedroom Two

12' 3" x 8' 9" (3.73m x 2.67m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiators, fitted wardrobes.

Bedroom Three

8' 2" x 5' 8" (2.49m x 1.73m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Shower Room

The Shower room comprises of vinyl flooring, tiled walls, ceiling spotlights, gas central heating radiator, fitted shower, vanity unit with wash hand basin. UPVC double glazed window to the rear elevation.

W/C

The W/c comprises of vinyl flooring, tiled walls, low level W/c, ceiling spotlights, UPVC double glazed window to the side elevation.

Externally

Externally the property benefits from front and rear gardens both paved and awned. The property has a detached garage with roller door.



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Green Park Road, Skircoat Green Halifax

- SEMI-DETACHED PROPERTY
- LOCATED IN THE POPULAR AREA OF SKIRCOAT GREEN
- MARKETING AT A PRICE OF OFFERS OVER £275,000
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114789 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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