

Charnock Bates

The Country, Period and Fine Home Specialist



8 Rhodesia Avenue
Halifax, HX3 0PB





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Summary

Enjoying approximately 2290 sqft of accommodation, situated within the highly sought after residential area of Skircoat Green is this substantial Victorian semi-detached family home offering the potential for accommodation over four floors. Requiring some internal modernisation yet retaining a wealth of period features such as; high ceilings and skirtings, coving, and stained-glass windows.

Internally, the property briefly comprises; entrance vestibule, entrance hallway, lounge, dining room and kitchen to the ground floor, with spacious cellar rooms with separate external access to the lower ground floor. Principal bedroom, three further bedrooms and house bathroom to the first floor and a double bedroom and study/occasional room to the second floor.

Externally, Yorkshire-stone steps and flagged pathway adjacent to a low-maintenance garden leads to the front door. A shared driveway leads to a single garage providing securing parking for one car. Parking permits can be acquired to provide additional on-street parking. To the rear of the property, an enclosed, landscaped garden containing mature plants and shrubbery.



Location

The property is located close to the centre of Skircoat Green with a range of local amenities and independent retailers including butchers, post office and convenience store. Ideally situated within walking distance to the Calderdale Royal Hospital, the area also boasts highly regarded schools including The Gleddings Preparatory School, and The Crossley Heath School. Having excellent commuter links to the M62 motorway network and regular rail services from Halifax station, the area is popular with professional families and benefits from open green space at Savile Park and Manor Heath Park which are a short distance away.

General Information

Accessing the entrance vestibule through a solid timber and glass door with a second wooden door leading through to the entrance hallway featuring a stained-glass window, ceiling rose, high skirting and coving.

An open staircase with spindle balustrade rises to the first floor and a door accesses spacious full height cellar rooms with separate external access offering the opportunity to create additional living space subject to obtaining the relevant planning consents.





Leading from the entrance hallway through to the generous lounge with a large bay window to the front elevation allowing for plenty of natural light. Enjoying high skirting, coving and a ceiling rose. An electric fire sits at the focal point with Adam-style decorative mantel, marble hearth and surround.

Moving through to the spacious dining room mirroring the lounge with high skirting, coving and a ceiling rose. The focal point being a gas fire with Adam-style decorative mantel, marble hearth and surround.

The kitchen offers a range of wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. A timber door leads out to the rear elevation and an Ideal combi-boiler is located in the corner of the room installed late 2020.



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Set off the half-landing, a spacious double bedroom features high skirting and coving, with a window to the rear elevation enjoying an outlook over the rear garden.

The first-floor landing leads through to the generous principal bedroom with two large windows to the front elevation allowing for plenty of natural light. Enjoying high skirting, coving and a vanity unit incorporating a wash-hand basin.

A spacious double bedroom is positioned to the rear elevation featuring high skirting and coving and a vanity unit incorporating a wash-hand basin. A large window enjoys an outlook over the rear garden.





Finishing the first-floor accommodation is the fourth bedroom set to the front of the property and the part tiled house bathroom offering a three-piece suite comprising a WC, pedestal wash-hand basin and a panelled bath with overhead shower attachment.



A hidden staircase from the first-floor landing leads up to the second-floor landing offering generous eaves storage and accessing two further rooms. A double bedroom set to the front elevation benefits from a bay window enjoying extensive views whilst a second study/occasional room completes the accommodation.





Externals

To the front of the property, Yorkshire-stone steps and flagged pathway adjacent to a low-maintenance garden containing mature plants and shrubbery leads up to the front door.

A shared driveway leads to a single garage with up-and-over door providing securing parking for one car. Parking permits can be acquired to provide additional on-street parking.

To the rear of the property, also accessed from the kitchen, an enclosed landscaped garden, part flagged and with flowers beds containing mature plants and shrubbery.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale – Band E.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

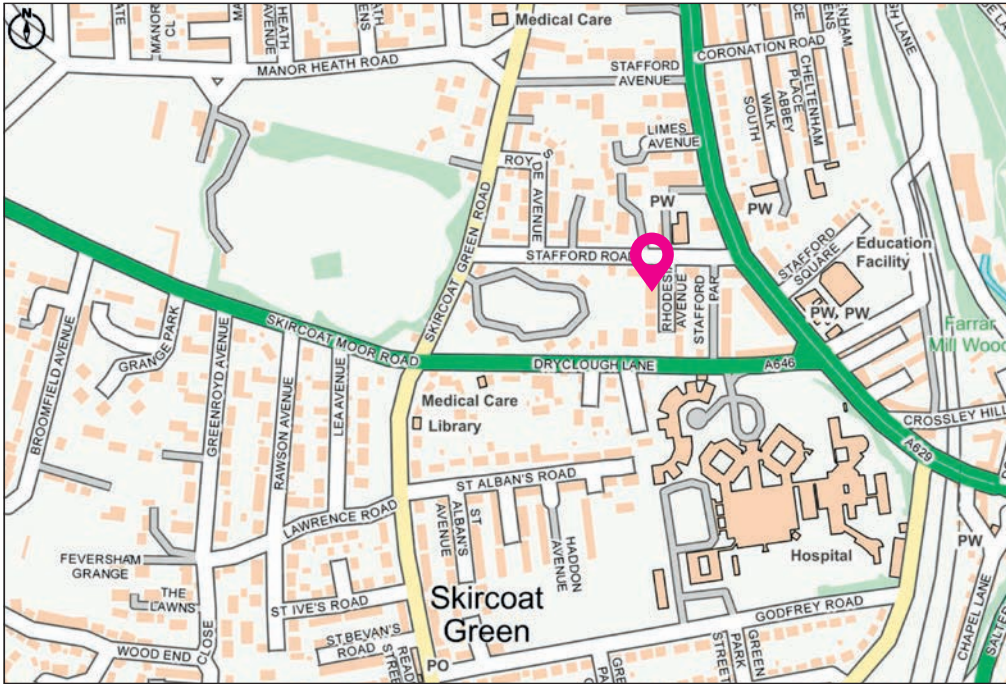
Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.





Directions

From Halifax town centre proceed on Skircoat Green Road (A62) and then take a right-hand turn on to Heath Road. Continue forward on Heath Road for approximately 0.6 miles and then take a left-hand turn on to Stafford Road. Take your first right-hand turn at the bottom of Stafford Road on to Rhodesia Avenue. No. 8 will be on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX3 0PB**

Local Information

Nearest Station

Halifax	1.4 miles
Sowerby Bridge	2.8 miles

Nearest Schools

Little Monkeys Pre-School	0.1 miles
Salterhebble Junior & Infant School	0.2 miles
Gleddings Preparatory School	0.8 miles
The Crossley Heath School	1.0 mile

Motorway Network

Junction 24, M62	4.3 miles
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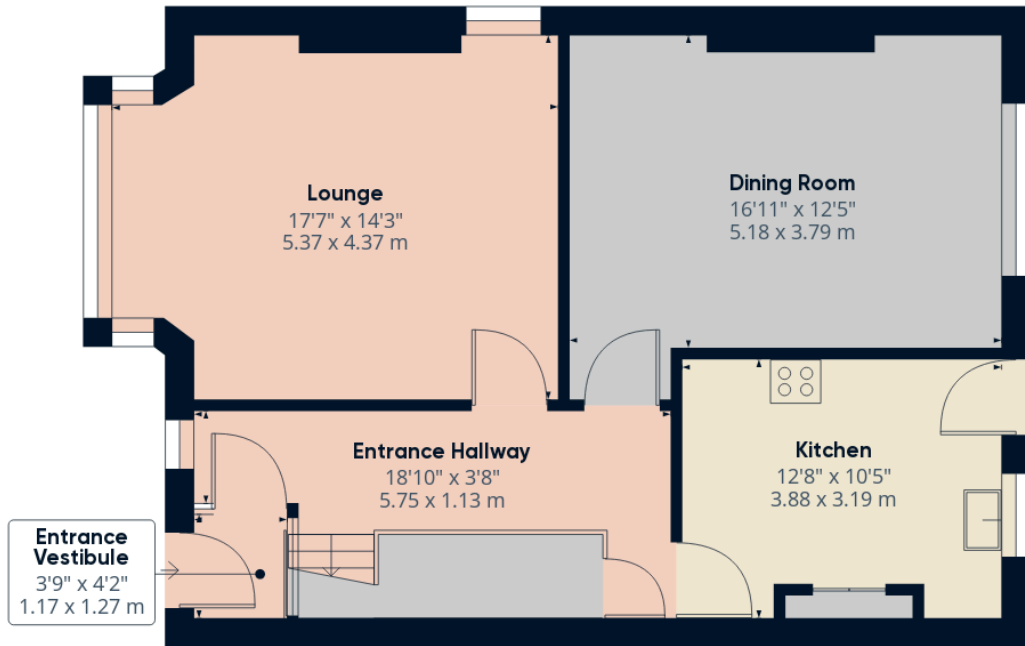


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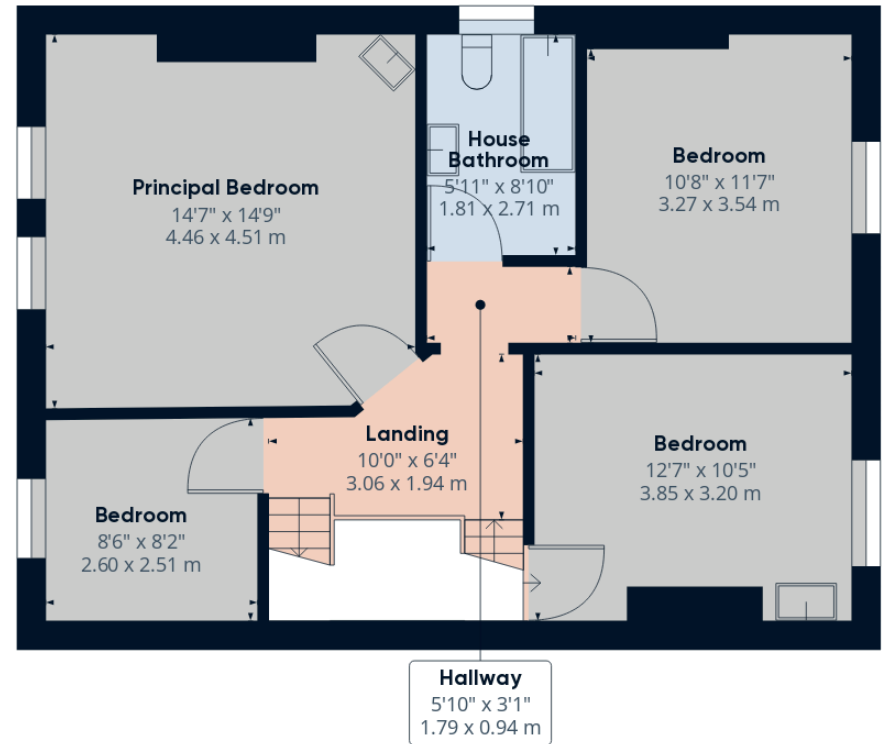


Floor Plans

Ground Floor

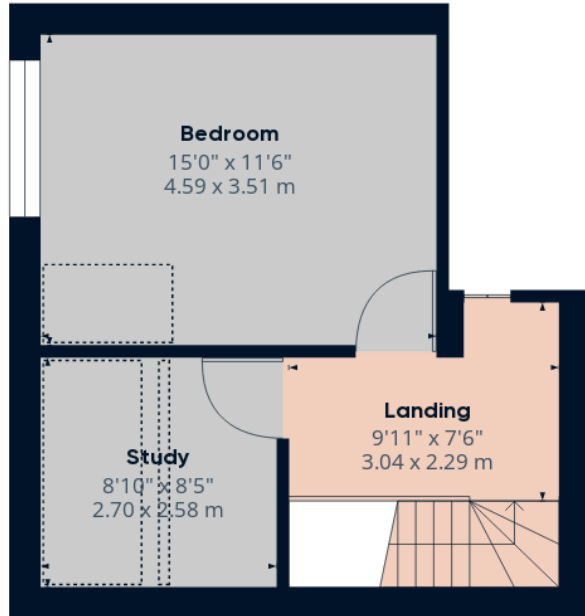


First Floor

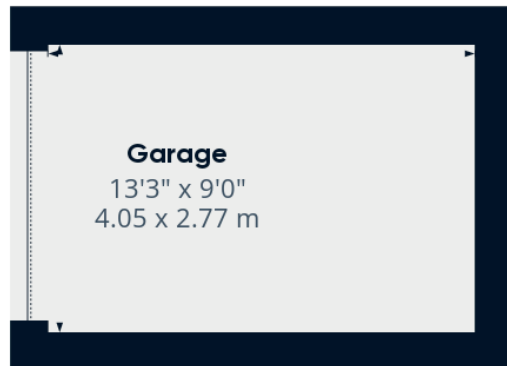
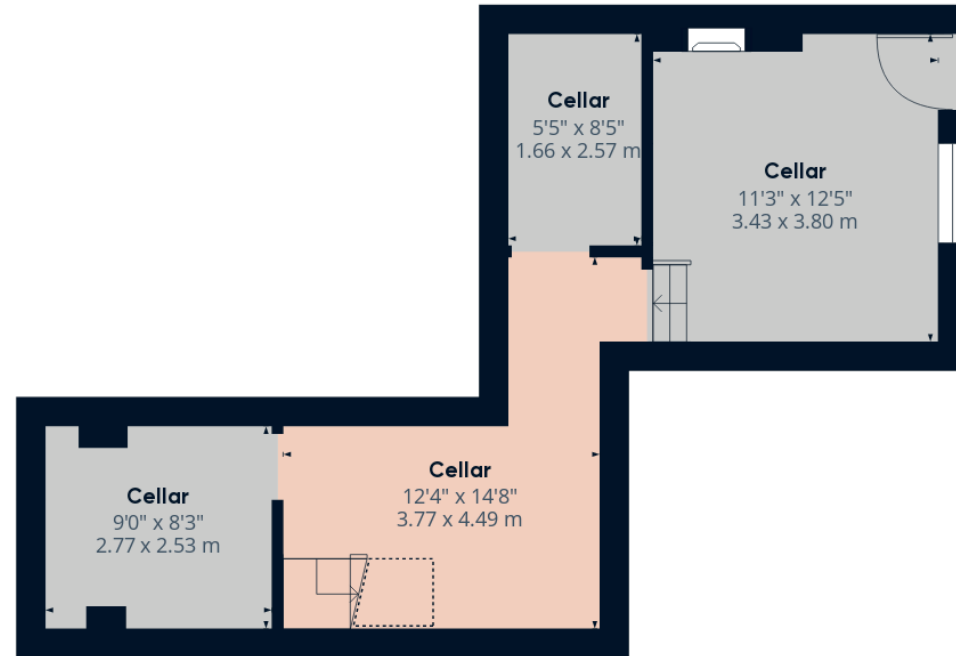


Floor Plans

Second Floor



Lower Ground Floor



Approximate floor area = 2,289.57 sqft (212.71m²)
(inc cellar and garage)

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