

Charnock Bates

The Country, Period & Fine Home Specialist



4 Longwood Close  
Skircoat Green, Halifax, HX3 0JZ





# 4 Longwood Close

Skircoat Green  
Halifax  
HX3 0JZ



**EXECUTIVE STONE-BUILT DETACHED**



**FIVE BEDROOMS, EN-SUITE & HOUSE BATHROOM**



**DRIVEWAY & DOUBLE GARAGE**



**GENEROUS, ENCLOSED REAR GARDEN**

Guide price: £735,000

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## Summary

Located on an exclusive cul-de-sac of just seven properties is this stone-built detached, four-/five-bedroom family home situated in the sought-after village location of Skircoat Green. Benefitting from spacious accommodation over two floors and a generous enclosed rear garden.

Internally, the property briefly comprises; entrance hallway, cloakroom with w/c, lounge, playroom and open plan living kitchen to the ground floor and principal bedroom with en-suite, four further bedrooms and house bathroom to the first floor.

Externally, to the front of the property, a tarmac driveway provides off-street parking for four cars, leading to a double garage with electric car-charging point and two up-and-over doors, providing secure parking for a further two cars. To the rear, a pleasant, enclosed garden with stone-flagged patio area, generous lawn bordered by mature plants and shrubbery and bark laid playground.

## 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 for the Calderdale Royal Hospital, the area also boasts highly regarded schools including All Saints CE Primary School, 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

Access is gained through a composite door with frosted surround into the light and airy entrance hallway, finished with Karndean tiled flooring enjoying underfloor heating, and benefitting from a storage cupboard and a part-tiled cloakroom comprising a w/c and wash-hand basin. An open staircase with spindle balustrade rises to the first floor.

Double doors from the hallway lead through to the spacious lounge, with a large window to the front elevation, and French doors to the rear, allowing for plenty of natural light to flood through while allowing access to the rear garden. A gas fire sits within the chimney breast with an oak mantel and marble hearth.

Accessed from the lounge and the hallway, an additional reception room, currently used as a playroom, offers a versatile space which can be utilised to tailor specific family needs whether that be a home office or a secondary lounge.

Moving through to the open plan living kitchen, continuing the Karndean tiled flooring benefitting from underfloor heating, and boasting bi-fold doors leading out to the rear garden creating the perfect entertaining space for bbq's and alfresco dining.

The kitchen offers a central island with breakfast bar and a range of cream shaker-style wall, drawer and base units with a recess for an American fridge-freezer and with contrasting granite worksurfaces incorporating an inset one-and-a-half bowl sink with drainer and mixer-tap. Integrated appliances include; Neff oven, combination oven, induction hob with Elica Interstellar extractor above, dishwasher, washing machine and dryer.

Rising to the first-floor landing. The spacious principal bedroom enjoys an outlook over the rear garden and benefits from built-in wardrobes and a part tiled en-suite with underfloor heating and boasting a three-piece suite comprising a w/c, wash-hand basin and a double walk-in rainfall shower complimented by tiled surround.

Four further bedrooms, two with built-in wardrobes, and the part tiled house bathroom complete the accommodation. Enjoying a contemporary four-piece suite comprising a w/c, wash-hand basin with storage beneath, panelled bath and double walk-in rainfall shower.













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## Externals

A tarmac driveway provides off-street for four cars, leading to a double garage with power, lighting, electric car-charging point and two up-and-over doors, providing secure parking for a further two cars. A stone-flagged pathway, adjacent to a small lawn, continues round the side of the property to the rear.

A stone-flagged patio, accessed from the bi-fold doors of the kitchen, creates the perfect entertaining space for bbq's and alfresco dining, alongside a generous South-East facing lawn and bark laid playground, bordered by mature plants and shrubbery and with an outside tap and external socket.

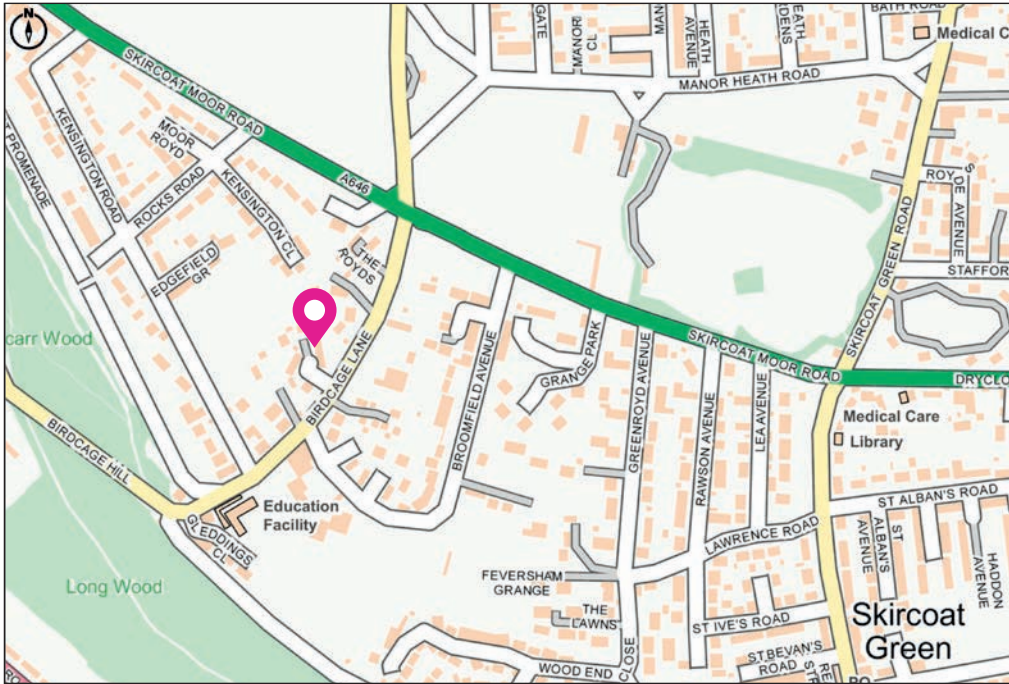
## Fixtures and Fittings

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

## 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.

## Directions

From Halifax take the Huddersfield Road (A629) and continue along this road until reaching Calderdale Royal Hospital, turn right up Dryclough Lane and proceed straight forward through the traffic lights onto Skircoat Moor Road. At the lights take a left turn onto Birdcage Lane. Proceed forward until taking a right turn into Longwood Close.

For satellite navigation: **HX3 0JZ**

## Local Information

NEAREST STATIONS	Halifax	1.5 miles
	Sowerby Bridge	2.1 miles
NEAREST SCHOOLS	Gleddings Preparatory	0.1 miles
	The Crossley Heath School	0.6 miles
	All Saints Junior & Infant School	0.9 miles
MOTORWAY NETWORK	M62, Junction 24	5.1 miles

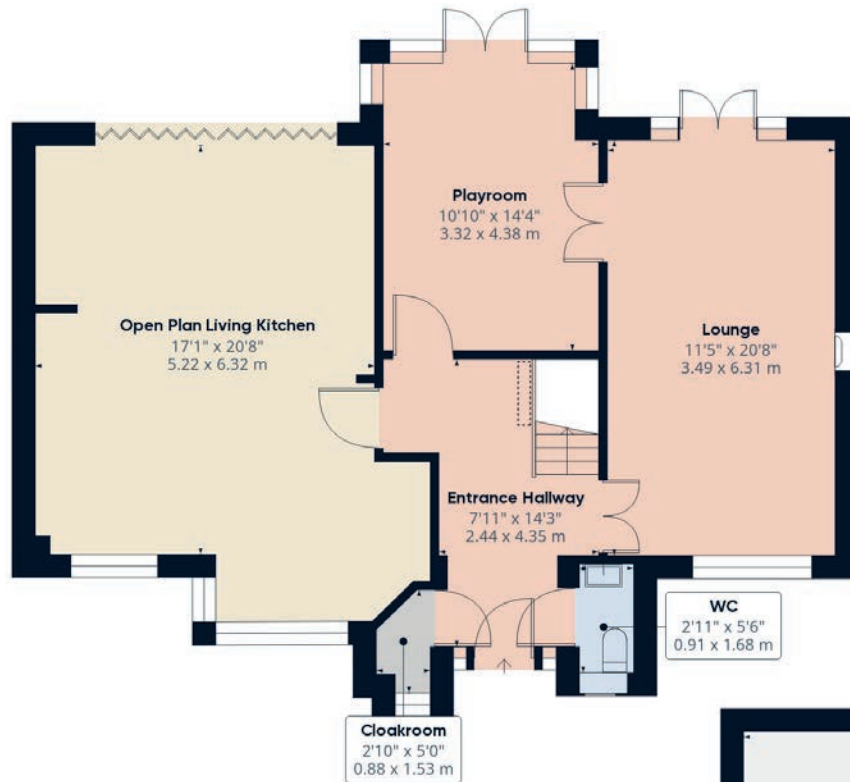
## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	D
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage

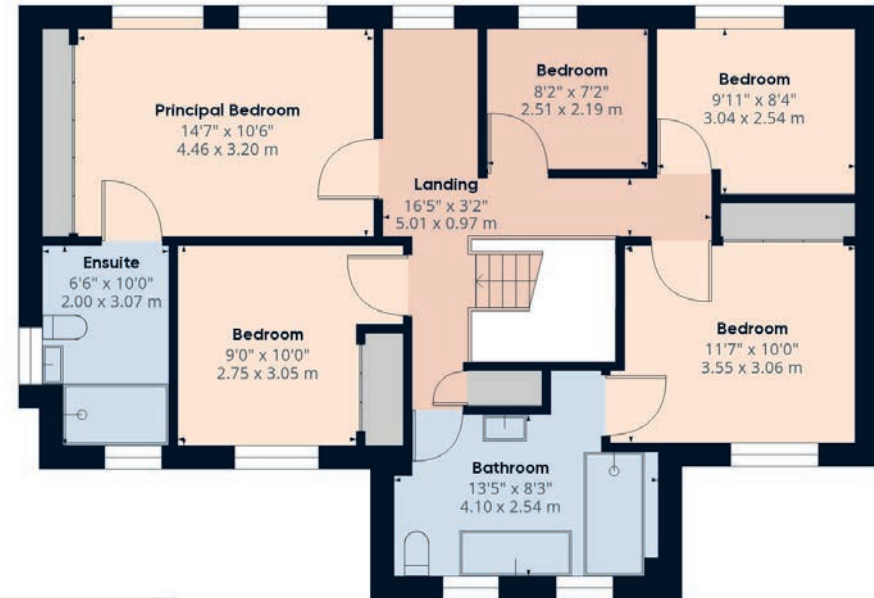


# Floor Plans

Ground Floor



First Floor



Total approximate floor area:  
**2,131.12 sqft (197.99m<sup>2</sup>)**  
(inc Garage)

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Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

Oak House  
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Huddersfield HD1 5LG  
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