

Charnock Bates

The Country, Period & Fine Home Specialist



70 Green Park Road  
Skircoat Green, Halifax, HX3 0SW









# 70 Green Park Road

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Halifax  
HX3 0SW



**BRICK BUILD SEMI-DETACHED**



**THREE BEDROOMS PLUS OCCASIONAL ROOM**



**DRIVEWAY FOR THREE CARS PLUS DETACHED GARAGE**



**PRIVATE, SOUTH-FACING REAR GARDEN**

Guide price: £345,000

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## Summary

70 Green Park Road is a characterful three-bedroom semi-detached family home located in the highly sought after suburban location of Skircoat Green. Finished to a high specification throughout and perfect for a growing family the property boasts a modern rustic feel with accommodation over two floors, loft conversion and private rear gardens with rural views.

Internally the property briefly comprises: entrance hall, lounge and open plan kitchen diner to the ground floor. The first floor boasts three double bedrooms one of which is currently being used as a study/office and a well fitted family bathroom with whirlpool spa bath. The attic room is used as an occasional guest bedroom.

Externally, a driveway provides off street parking for three cars and leads to a set of timber gates giving access to the rear of the property and the detached prefabricated garage currently being used as a workshop. The south facing rear garden boasts a high level of privacy with well-established borders, a well-maintained tiered lawn and stone patioed entertainment areas perfect for entertaining guests and alfresco dining.



## Location

Green Park Road is ideally positioned within one of Calderdale's sought-after residential locations close to Savile Park, Skircoat Green and Manor Heath. A convenient range of local amenities in both Skircoat Green and Halifax town centre. Nearby Savile Park, a large expanse of parkland is popular with families, walkers, and runners, whilst the Calderdale Royal Hospital and a number of well-regarded schools including the All Saints Junior School and The Crossley Heath School are all close to hand.

The area boasts excellent commuter links, with regular rail services to the northern business centres of Manchester and Leeds running from stations in Sowerby Bridge, Halifax, and Brighouse, along with access to the motorway network via junction 24 of the M62 motorway network.



## General Information

Access is gained from the Upvc and frosted glazed external door and gives way to the neutrally decorated entrance hallway with solid engineered oak flooring, storage cupboard housing the combination boiler, stairs giving access to the first floor and double-glazed frosted feature Upvc window. The first door on the left gives access to the lounge.

Continuing with the engineered oak flooring the lounge is of generous size and boasts a front facing bay window with made to measure plantation blinds, coved ceiling and picture railings. The multifuel burner is the focal point of the room with ornate feature stone mantel and exposed brick surround.

Leading off the entrance hall is the rear facing kitchen diner boasting a rustic feel throughout and includes sandstone flag flooring, multifuel burner with stone surround and under stair storage cupboard. The sandstone flooring continues into the kitchen which is extremely well fitted and includes a range of re-claimed solid wood base and draw units, roll edged solid oak worksurfaces, double bowled Belfast sink with mixer tap, a free-standing range master multi fuel stove that compliments the room extremely well and a range of Bosch integrated appliances including dishwasher and fridge freezer.

Rising to the first floor, the landing benefits from a flood of natural light and gives access to the bedrooms, family bathroom and further stair way to the loft conversion. From the landing and situated at the front of the property is the principal bedroom which promises a large bay window with made to measure plantation blinds, an open display fireplace and exposed painted brick surround.

The second bedroom is of good size and enjoys a rural view and is adjacent to the staircase rising to the loft conversion which is ideal as an occasional bedroom and benefits from two Velux style windows and eaves storage. The third bedroom is currently being used as an office but is of adequate size and faces the front of the property.

The family bathroom boasts a whirlpool spa panelled bath with fitted mains overhead shower and glass screen, a pedestal porcelain sink and a low flush WC, heavily tiled walls and floor and is fitted with a ladder style heated towel rail.































## Externals

To the front of the property there is stone-flagged driveway providing off-street parking for three cars and access gate giving way to the rear garden and detached prefabricated garage. The garage benefits from an up and over door and has power and lighting laid on.

To the rear, a south facing, enclosed, private garden with stone flagged patio leading to a tiered lawn and stone steps. Behind the garage and at the end of the garden is a raised concrete and stone patio perfect for entering guests and alfresco dining.

## Fixtures and Fittings

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

## Wayleaves, Easements and Rights of Way

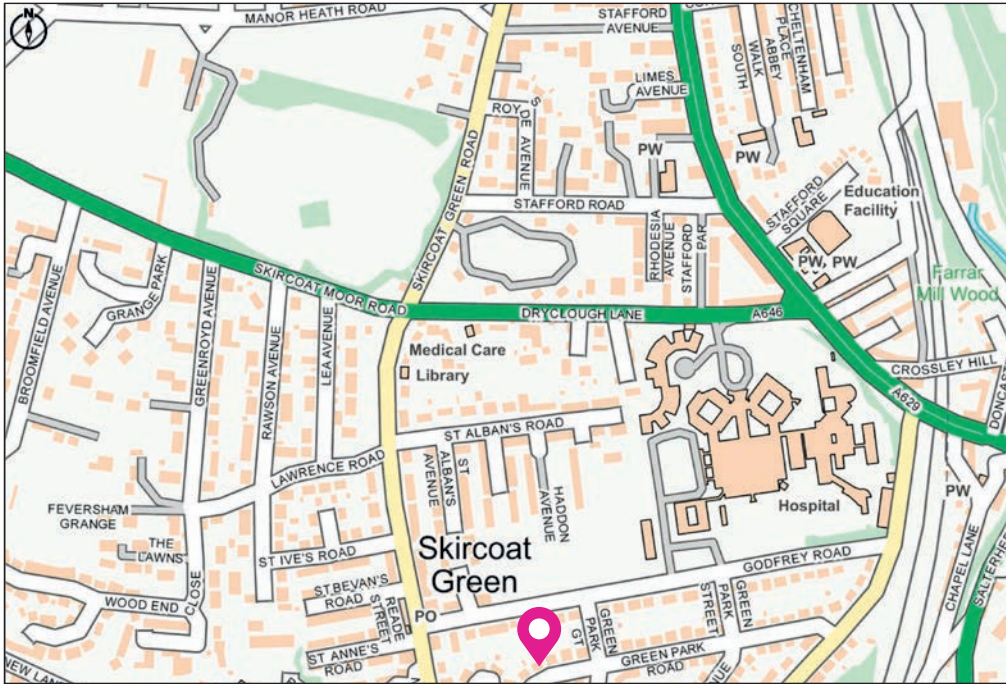
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## 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 Cow Green head over Bull Green roundabout to Barum Top and Fountain Street. At the lights turn right and follow the A629 for 1 mile until you see Calderdale Royal Hospital. At the second set of traffic lights at the top of Salterhebble hill turn right onto Dudwell Lane. Follow the road and take the second turn on the right to arrive on Green Park Road.

For satellite navigation: **HX3 0SW**

## Local Information

NEAREST STATIONS	Halifax	1.8 miles
	Sowerby Bridge	2.9 miles
NEAREST SCHOOLS	All Saints Junior & Infant School	0.2 miles
	The Crossley Heath School	1.3 miles
MOTORWAY NETWORK	M62, Junction 24	9.9 miles

## Property Information

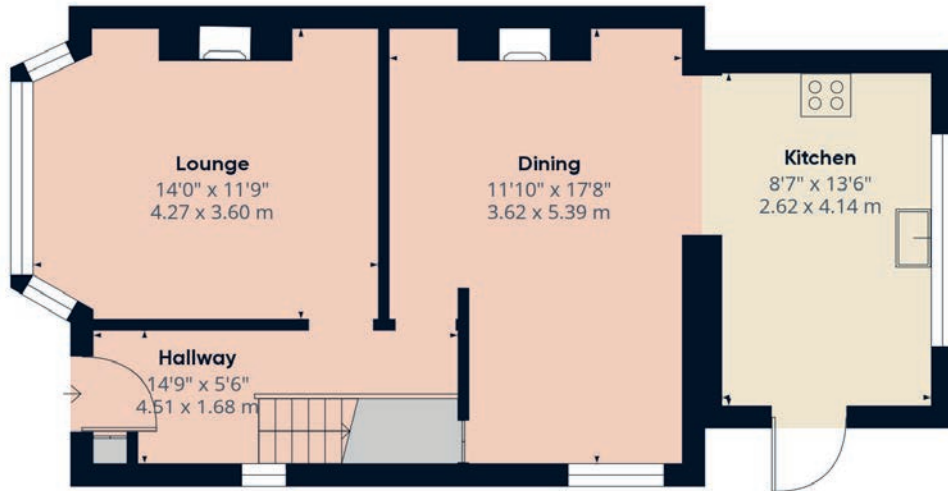
TENURE	Freehold
CONSTRUCTION	Standard brick
EPC RATING	D
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage



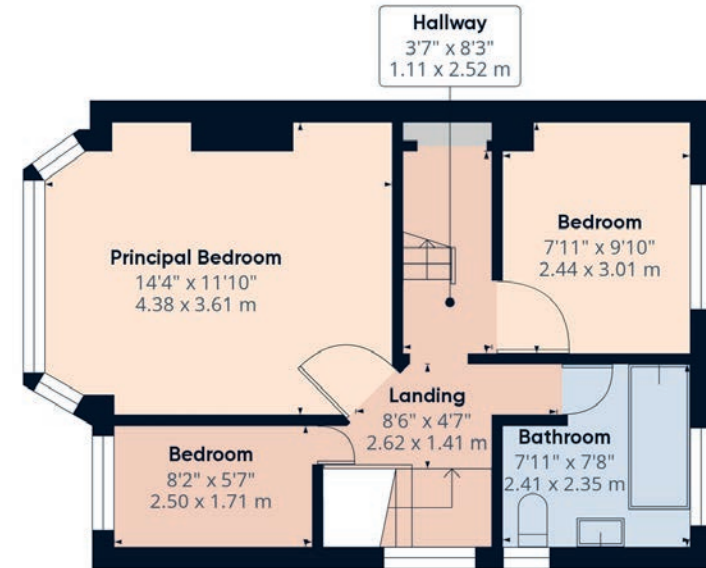


# Floor Plans

## Ground Floor



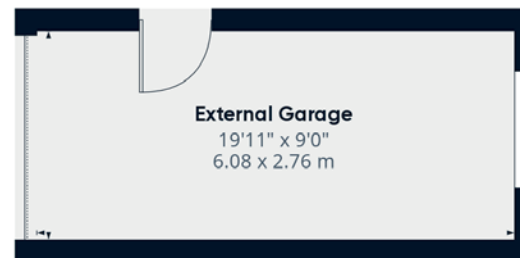
## First Floor



## Second Floor



## Garage



Total approximate floor area:  
**1243.88 sqft (115.56m<sup>2</sup>)**  
(inc Garage)



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