

Charnock Bates

The Country, Period & Fine Home Specialist



Norcroft

21 St Albans Road, Skircoat Green, HX3 0ND





# Norcroft

21 St Albans Road  
Skircoat Green  
HX3 0ND



**SEMI-DETACHED FAMILY HOME**



**FOUR DOUBLE BEDROOMS**



**GATED DRIVEWAY**



**GENEROUS, ENCLOSED REAR GARDEN**

Offers in excess of: £450,000



## Summary

Situated in the much sought-after location of Skircoat Green, offering spacious accommodation alongside a generous, landscaped gardens, Norcroft is a Edwardian stone-built semi-detached family home.

Internally, the property briefly comprises; entrance hallway, lounge, dining room and breakfast kitchen to the ground floor, full-height cellars rooms to the lower ground floor, three bedrooms and house bathroom/shower room to the first floor and bedroom and shower room to the second floor.

Externally, to the front of the property, a gated driveway provides off-street parking for five cars, adjacent to a south-facing lawn. To the rear, an enclosed and landscaped garden has a flagged terrace and two generous lawns, bordered by mature planting 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, All Saints Junior & Infant 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 which are a short distance away.



## General Information

Access is gained through a solid oak door into the welcoming entrance hallway, finished with high-skirting and coving, with a staircase down to full head-height cellar rooms and an open staircase with decorative balustrade rising to the first floor.

The first door on your right takes you through to the spacious south facing lounge, showcasing high-skirting and coving, with a large bay window to the front elevation allowing for natural light to flood through. An electric fire sits at the focal point with decorative Adam-style surround and marble hearth.

The second reception room mirrors the lounge, showcasing high-skirting and coving, with a large window to the rear elevation flooding the space with natural light and enjoying an outlook out to the garden. An electric fire sits at the focal point with decorative Adam-style surround and marble hearth.

Moving through to the breakfast kitchen offering a range of wall, drawer and base units with contrasting worksurfaces incorporating a ceramic one-and-a-half bowl sink and drainer with mixer-tap. A corner sofa provides somewhere to dine while a large window to the rear elevation enjoys a pleasant outlook over the beautiful, landscaped garden.

Rising to the first-floor landing, showcasing a circular feature window and accessing three double bedrooms and the house bathroom. An open staircase with decorative balustrade rises to the second floor.

The spacious principal bedroom is finished with high-skirting and coving and benefits from built-in wardrobes and vanity unit. Two further double bedrooms are positioned to the rear of the property, benefitting from built-in wardrobes and enjoying a pleasant aspect over the garden.

The modern house bathroom is part-tiled and boasts a contemporary four-piece suite comprising a w/c, wash-hand basin, double walk-in shower and panelled bath.

The second-floor landing accesses a spacious double bedroom with built-in wardrobes and Dorma window, and a second shower room. The shower room boasts a three-piece suite comprising a w/c, pedestal wash-hand basin and walk-in shower cubicle.

## Externals

A gated driveway provides off-street parking for five cars, adjacent to a well-manicured south-facing lawn bordered by colourful planting and shrub borders. The driveway leads down the side of the property to a hardstanding and rear terrace.

The rear terrace provides a private place to sit and relax, creating the perfect entertaining space for BBQs and alfresco dining. Adjacent to the terrace is a generous lawn with useful staircase down to lower basement entrance.

The enclosed and landscaped rear garden also has steps and a flagged pathway leading down through a rockery to a further generous section of lawn, bordered by mature planting and shrubbery, with woodland screening the rear boundary.

## 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

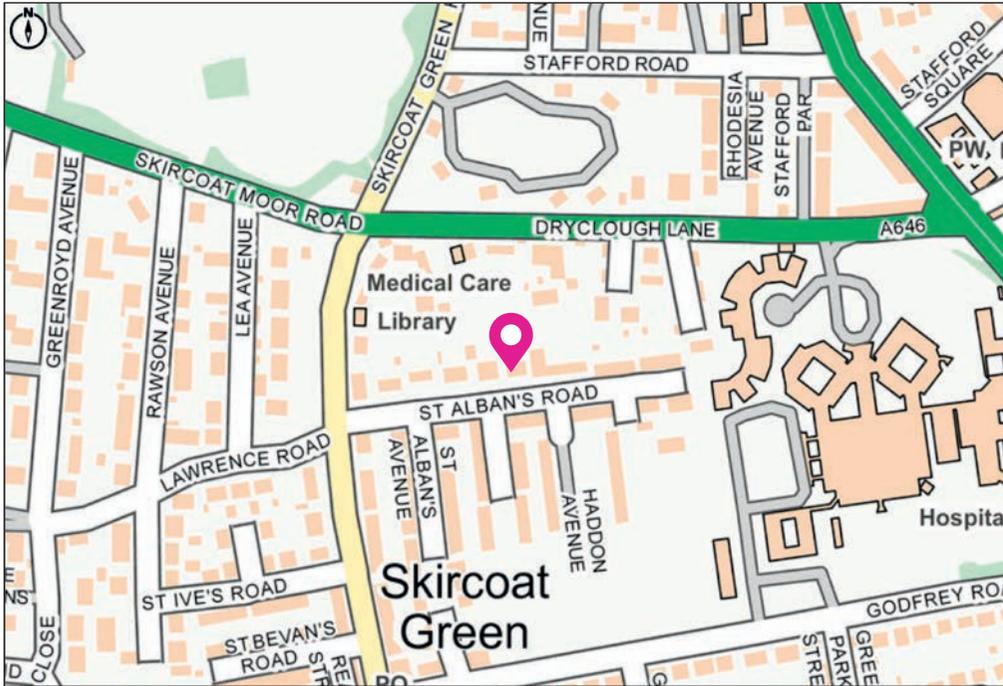
We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.











## Directions

From Halifax town centre proceed on Skircoat Green Road (A629) and then take a right-hand turn on to Heath Road. Proceed straight ahead past two sets of traffic lights and then take a left-hand turn on to St Alban's Road. No 21 will be on your left-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX3 0ND**

## Local Information

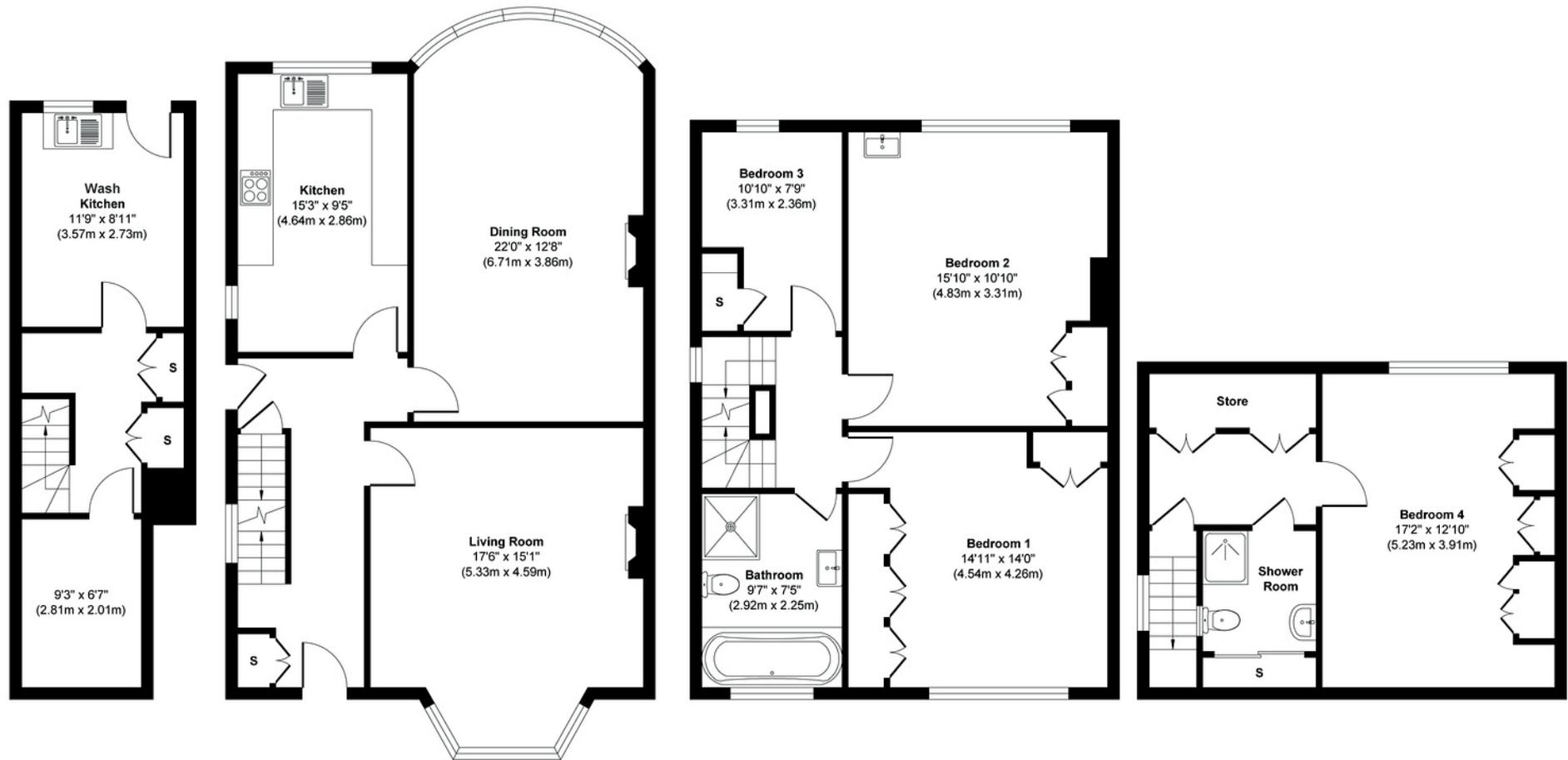
|                  |   |           |
|------------------|---|-----------|
| NEAREST STATIONS | Halifax                                   | 1.3 miles |
|                  | Sowerby Bridge                            | 2.4 miles |
|                  | Brighouse                                 | 4.4 miles |
| NEAREST SCHOOLS  | All Saints Junior & Infant School         | 0.4 miles |
|                  | Ravenscliffe High School & Sports College | 0.4 miles |
|                  | The Gleddings Preparatory School          | 0.7 miles |
| MOTORWAY NETWORK | Junction 24, M62                          | 5.2 miles |

## Property Information

|                    |                     |
|--------------------|---------------------|
| TENURE             | Freehold            |
| CONSTRUCTION       | Stone               |
| EPC RATING         | TBC                 |
| LOCAL AUTHORITY    | Calderdale MBC      |
| COUNCIL TAX        | Band E              |
| ELECTRICITY SUPPLY | British Gas         |
| GAS SUPPLY         | British Gas         |
| WATER SUPPLY       | Yorkshire Water     |
| HEATING            | Gas central heating |
| BROADBAND          | Sky                 |
| MOBILE SIGNAL      | Good coverage       |



# Floor Plans



Cellar

Ground Floor

First Floor

Second Floor

Total approximate floor area:  
**2,121.00 sqft (197.23m<sup>2</sup>)**  
(inc Garage)

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