



14 SKIRCOAT GREEN SKIRCOAT GREEN, HALIFAX

Situated within one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this four bedroomed double fronted terraced residence providing deceptively spacious family accommodation. Originally two properties this unique residence now provides a spacious four bedroomed family home which briefly comprises a lounge, dining kitchen, basement cellars, four bedrooms, a bathroom, small garden to the side, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green, including outstanding schools as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. An internal inspection is strongly recommended to fully appreciate the accommodation provided which is being offered for sale at this realistic asking price.

Price Guide: 0/0 £189,995

The uPVC double glazed side entrance door opens into the

DINING KITCHEN 4.42m x 3.60m



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor above, fan assisted electric oven and grill, and plumbing for an automatic dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, and one double radiator.

From the Dining Kitchen a door opens to a

WALK-IN STORE CUPBOARD

With fitted shelves, housing the combination boiler, power point for tumble dryer and a uPVC double glazed window to the front elevation.

From the Dining Kitchen a door opens to

CELLAR ONE

With plumbing for an automatic washing machine and providing useful storage facilities.

From the Dining Kitchen a door opens into a

SMALL INNER HALL

With uPVC double glazed window to the front elevation and stairs leading to

BASEMENT CELLAR TWO

With power and light and housing the gas meter. This keeping cellar provides useful storage facilities

From the Inner Hall a door opens to

SPACIOUS LOUNGE 4.46m x 3.95m



The charm and character of this spacious room is enhanced by a feature stone ingle nook fireplace to the chimney breast with stone hearth, beams to ceiling, and a bow window to the front elevation incorporating uPVC double glazed units. The Lounge has one TV point, one double radiator, a fitted carpet and a front entrance door.

From the Inner Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation and fitted carpet. From the Landing a panelled door opens into

BEDROOM TWO 4.52m x 2.94m



With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect, one double radiator and a fitted carpet.

From the Landing a door to the

BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and walk-in shower cubicle with overhead and handheld shower heads. The bathroom is fully tiled, has a uPVC double glazed window to the front elevation, and a chrome heated towel rail/radiator.

From the Landing a panelled door opens into

BEDROOM ONE 3.99m x 3.71m excluding wardrobes



This double bedroom has a uPVC double glazed window to the front elevation, fitted wardrobes to two walls, one single radiator and a fitted carpet.

From the Landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With door to

From the Landing a door opens to

BEDROOM FOUR 4.41m x 2.67m

With Velux double glazed skylight window, and one double radiator.

BEDROOM THREE 3.56m x 3.98m



With Velux double glazed skylight window and uPVC double glazed window to the front elevation, and one double radiator.

GENERAL

The property is constructed of stone and surmounted with a Yorkshire stone slate roof which was turned and cleaned in 2018. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

EXTERNAL



To the side of the property there is a small garden with cobbled area and a fenced artificial grass area.

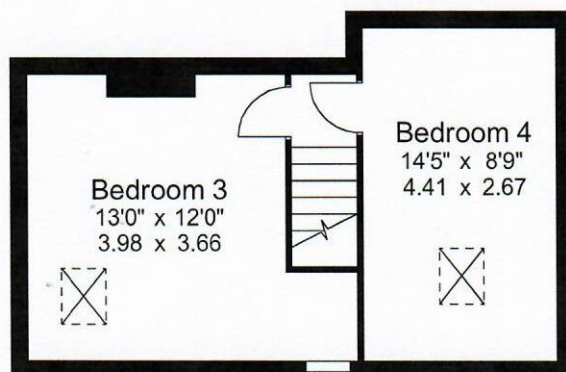
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

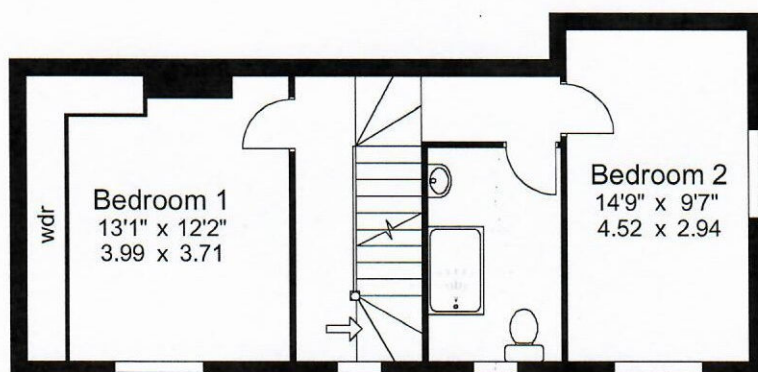
DIRECTIONS

SAT NAV HX3 ORX

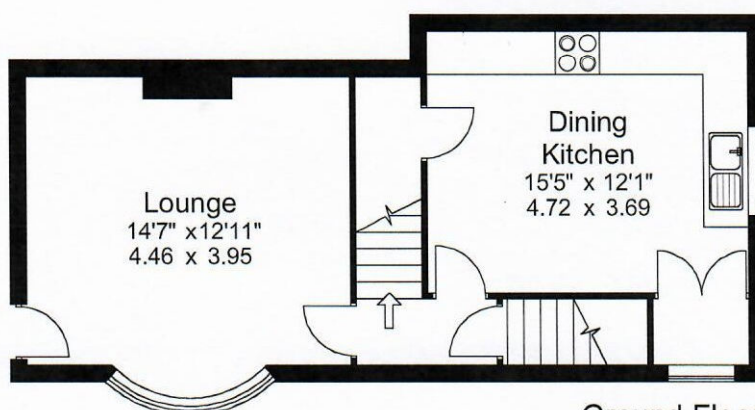
Approx Gross Floor Area = 1233 Sq. Feet
= 114.30 Sq. Metres



Second Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.