



## “HAZELWOOD” LAWRENCE ROAD SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this spacious three bedroomed detached bungalow set in mature gardens. Although the property requires a certain amount of modernising, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the accommodation this detached residence provides. The property briefly comprises of an Entrance Hall, Spacious Lounge, , Conservatory, Kitchen, 3 Bedrooms, Bathroom, Cloakroom, and an Integral Garage, Gas Central Heating and uPVC Double Glazing. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre and the trans-Pennine road and rail network. Very rarely does the opportunity arise to purchase a detached bungalow in this highly desirable residential location and as such an early appointment to view is strongly recommended.

Price Guide: O/A £495,000

The front entrance door with floor to ceiling uPVC double glazed window opens into the

### ENTRANCE HALL

With cornice to ceiling, two single radiators, door to cupboard with fitted shelves providing useful storage facilities, second cupboard providing further storage, and access via a loft ladder to an insulated and partially boarded loft. One telephone point. From the Entrance Hall a door opens to the

### DOWNSTAIRS CLOAKROOM

With two-piece suite comprising hand wash basin in vanity unit and low flush WC, the cloakroom is part tiled with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation. From the Entrance Hall a panelled door opens to the

### SPACIOUS LOUNGE 5.43m x 4.17m



With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect. Feature fireplace with marble inset and hearth, cornice to ceiling, one double radiator, one TV point and a fitted carpet. From the Lounge double doors open to the

### DINING ROOM 4.24m x 3.01m



With uPVC double glazed window to the rear elevation, cornice to ceiling, one single radiator and a fitted carpet.

From the Dining Room a glass panelled double doors open into the

### GARDEN ROOM/BEDROOM THREE 2.39m x 4.25m



With uPVC double glazed window to the rear elevation, cornice to ceiling, one single radiator and a fitted carpet. Sliding patio doors open to the

### CONSERVATORY 3.52m x 2.50m



With uPVC double glazed windows to three elevations and a uPVC double glazed door opening to the side garden.

From the Dining Room a glass panelled door opens to the

### KITCHEN 4.21m x 2.94m

Being fitted with a range of wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit, two ring gas hob, electric cooker point, plumbing for an automatic dishwasher and a pull-out table. The kitchen is fully tiled and has a uPVC dou-

ble glazed window to the rear elevation, and one single radiator. From the Kitchen a door opens into the Entrance Hall.



From the Entrance Hall a door opens to

### BEDROOM ONE 4.35m x 4.16m



With uPVC double glazed window to the front elevation, fitted bedroom furniture incorporating mirrored sliding doors, matching dressing table and wardrobes to the opposite wall with bridging units and matching bedside cabinets. Cornice to ceiling, one single radiator, one telephone point and a fitted carpet.

From the Entrance Hall a door opens into the

### BATHROOM

With three-piece suite in Whisper Pink shade comprising hand wash basin in vanity unit, low flush WC, panelled bath with mixer tap, and shower cubicle with shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the side elevation, chrome heated towel rail, one single radiator, and double doors opening to an airing cupboard with fitted shelves.

From the Entrance Hall a door opens into

### BEDROOM TWO 3.58m x 4.31m



With uPVC double glazed window to the side elevation, built-in wardrobes with sliding mirrored doors, one single radiator and a fitted carpet.

### GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band F

### EXTERNAL



To the front of the property there are iron gates opening to a tarmac drive providing off road parking for several vehicles and leading to the integral garage. There is a tarmac path leading to the front entrance door. The property is set in mature gardens with a small flagged patio area, lawn, mature plants and shrubs. There is a path extending around the whole property.

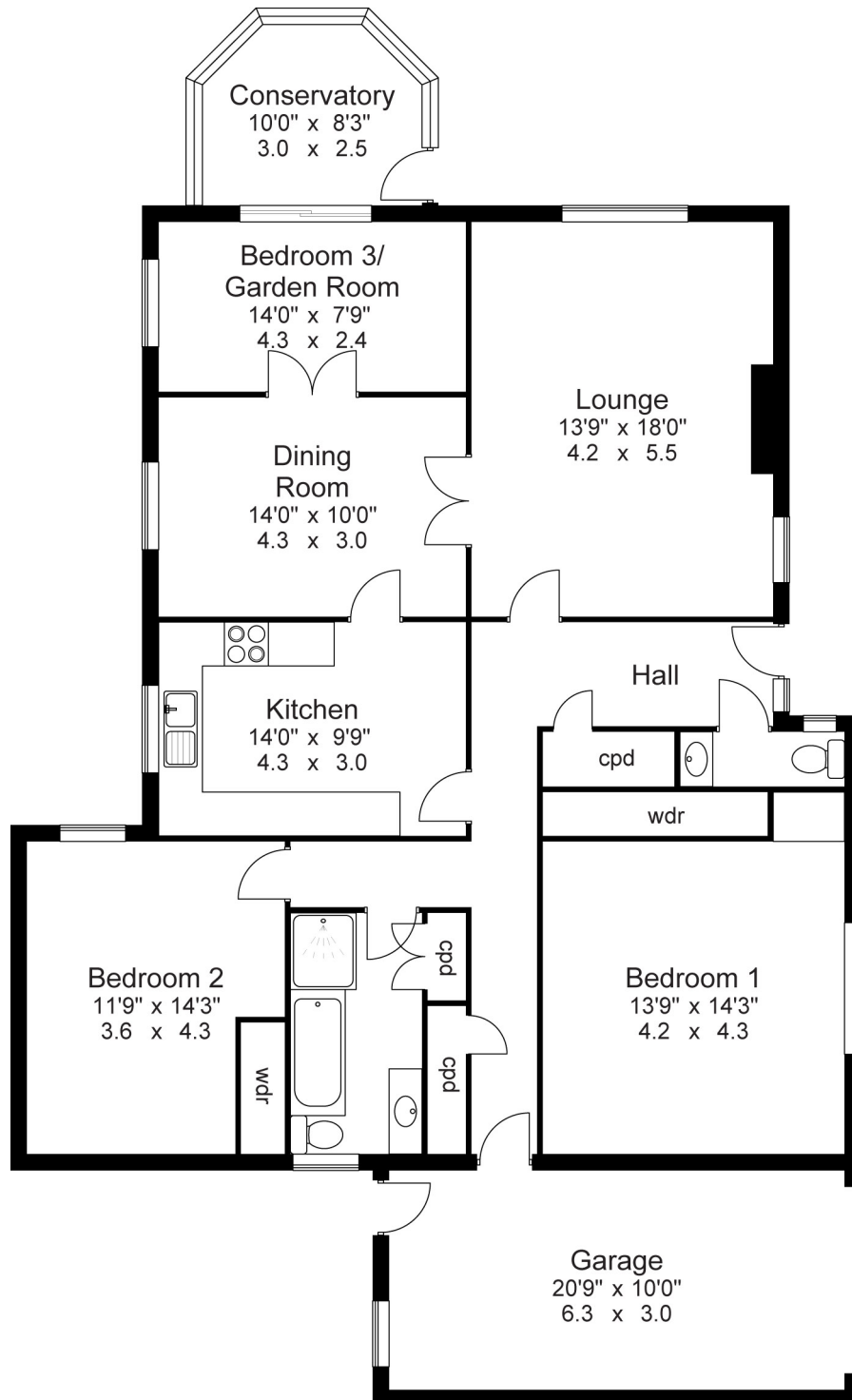
### TO VIEW

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

### DIRECTIONS

Sat Nav HX3 OLH

Approx Gross Floor Area = 1620 Sq. Feet  
= 150.5 Sq. Metres



For illustrative purposes only. Not to scale.

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