



146 GREEN PARK ROAD SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this superb extended four bedroomed semi-detached residence providing extremely attractive and spacious family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises of a lounge, downstairs cloakroom, modern and spacious open plan kitchen with dining area and family room, four bedrooms, a modern bathroom, gardens to front and rear, drive providing off road parking facilities, uPVC double glazing and gas central heating. This ideal family home provides excellent access to the local amenities of Skircoat Green and Savile Park, 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. This extended family home is being offered for at this realistic asking price in order to encourage a prompt sale and an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £375,000

NB the photographs in this brochure were taken prior to the current tenancy.

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With diamond shape double glazed window to the side elevation, cornice to ceiling, one double radiator and a laminate wood floor. Louvre doors open to under the stair's cupboards.

From the Entrance Hall a door opens into the

LOUNGE 4.52m into bay window x 3.63m



This attractive lounge has a bay window to the front elevation incorporating uPVC double glazed units enjoying an attractive garden outlook, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising pedestal wash basin and low flush WC, chrome heated towel rail, fitted shelves, coat hanging facilities and a laminate wood floor.

From the Entrance Hall a panelled door opens to an

EXTENDED OPEN PLAN KITCHEN DINING AND FAMILY ROOM 8.8.8m x 5.02m max narrowing 3.64m



This superb and spacious room is fitted with a range of modern wall and base units incorporating matching solid wood work surfaces with a five ring induction hob with extractor in stainless steel and glazed canopy above, integrated Bosch electric double oven and grill, integrated washing machine and an integrated tumble dryer. There is a centre island with quartz work surface incorporating a breakfast bar, 1½ bowl sink unit with mixer tap, and integrated dishwasher. This delightful kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. There are four Velux double glazed skylight windows, a further uPVC double glazed window to the side elevation and bi-folding doors providing this room with its light and spacious aspect. Inset spotlight fittings to the ceiling, kick-board inset lights, a laminate wood floor, and two double radiators. The bi-folding doors open onto a large south facing patio garden.



From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

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

BEDROOM THREE 2.53m x 1.70m



With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM ONE 4.57m into bay window x 3.52m

With bay window to the front elevation incorporating uPVC double glazed units enjoying an attractive garden view, built-in wardrobes and dressing table with cupboard space and fitted drawers to one wall, one double radiator and a fitted carpet.



From the Landing a door opens into

BEDROOM TWO 3m x 2.91m



With uPVC double glazed window to the rear elevation overlooking the rear garden, built-in wardrobes to one wall with cupboard space above and fitted drawers, door to under the stair's cupboard providing useful storage facilities, one double radiator and a fitted carpet.

From the Landing a panelled door opens to the

MODERN BATHROOM



With modern white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath with mixer shower tap and a walk-in shower cubicle with rain shower and hand held shower units. This attractive bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, inset spotlight fittings to the ceiling, uPVC double glazed

windows to the rear and side elevations, one shaver point, extractor fan and a chrome heated towel rail/radiator. From the Landing a door opens to stairs leading to

ATTIC BEDROOM FOUR 5.15m x 4.06m max



With uPVC double glazed window to the rear elevation enjoying superb panoramic views, doors to under the eave's storage facilities, one double radiator, inset spotlight fittings to the ceiling and a fitted carpet.

GENERAL

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing, gas central heating and a security alarm system.

EXTERNAL



To the front of the property there is a lawned garden with tarmac drive which continues to the side of the property providing off road parking for numerous vehicles. To the rear of the property there is a large private south facing garden with a large stone flagged patio area, two tiered lawned garden with child's play area which then leads to a further stone flagged area with a vegetable plot and fruit beds and a large garden shed providing useful storage facilities.

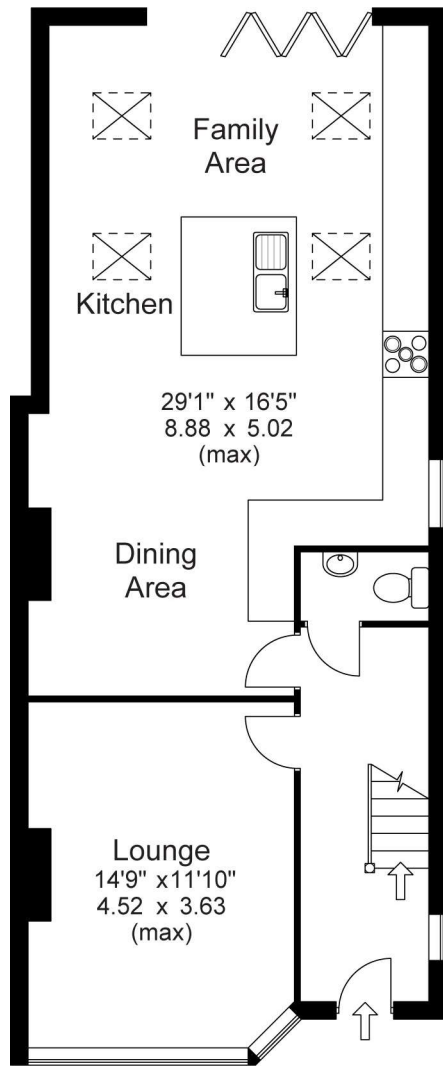
TO VIEW

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

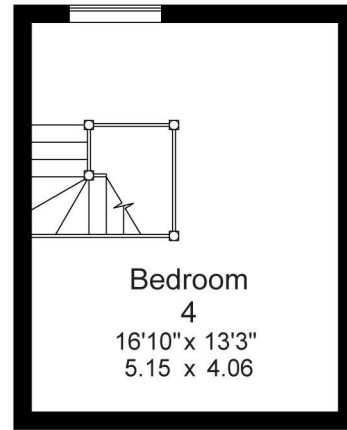
DIRECTIONS

Sat Nav HX3 DSP

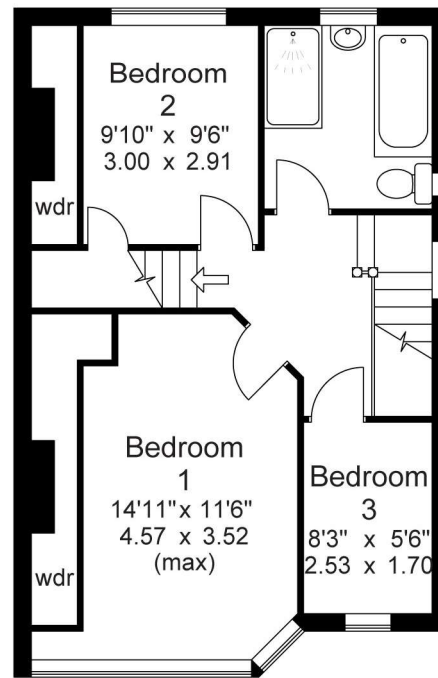
Approx Gross Floor Area = 1432 Sq. Feet
= 132.74 Sq. Metres



Ground Floor



Second Floor



First Floor

For illustrative purposes only. Not to scale.