



92 GODFREY ROAD SKIRCOAT GREEN

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this three bedroomed semi-detached residence providing extremely attractive family accommodation. The property briefly comprises an entrance hall, lounge with bay window, open plan dining kitchen, three bedrooms, modern bathroom, gardens, garage, uPVC double glazing and gas central heating. The property 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 attractive family home is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £255,000

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With radiator and cover, cornice to ceiling, and a wood floor.

From the Entrance Hall a door opens into the

LOUNGE 4.46m x 3.61m



With angular bay window to the front elevation incorporating uPVC double glazed units and enjoying a garden outlook. Feature coal effect living flame gas fire to the chimney breast with marble hearth, one TV point, one double radiator and a wood floor.

From the Lounge double glass panelled doors open into the

OPEN PLAN DINING KITCHEN 5.40m x 3.61m



KITCHEN AREA

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, four ring gas hob with an extractor in canopy above and fan assisted electric oven and grill beneath with matching splash back, dishwasher

and plumbing for an automatic washing machine. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, door to cupboard housing the Gloworm central heating boiler and a uPVC double glazed side entrance door.

DINING AREA

With uPVC double glazed French doors opening onto the block paved patio to the rear, integrated freezer, built-in cupboards, matching work surface, and radiator with cover. Access to the Dining Kitchen can also be gained from the Entrance Hall.

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

HALF LANDING

With uPVC double glazed window to the side elevation and stairs continuing to the

FIRST FLOOR LANDING

With access via loft ladder to an insulated and partially boarded loft, and a fitted carpet.

From the Landing a panelled door opens into the

BEDROOM TWO 3.63m into wardrobe x 3m



This second double bedroom has a uPVC double glazed window to the rear elevation overlooking the rear garden, to one wall there are sliding doors, (two mirrored) opening to excellent wardrobe facilities, one double radiator and a fitted carpet.

From the Landing a door opens to

MODERN BATHROOM

With white three-piece suite comprising hand wash basin with mixer tap and low flush W/C set in vanity unit and a panelled bath with mixer tap and overhead rainfall shower unit. This attractive modern bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed windows to the side and rear elevations and a heated towel rail/radiator.



From the Landing a door opens to

BEDROOM ONE 4.49m x 3.20m



This double bedroom has an angular bay window to the front elevation incorporating uPVC double glazed units, one double radiator, and a fitted carpet. From the Landing a door opens to

BEDROOM THREE 2.17m x 2.25m

With uPVC double glazed tilt and turn window to the front elevation, one double radiator 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 and gas central heating. The property is freehold and in council tax band C.

EXTERNAL



To the front of the property there is a shared tarmacked drive and steps and path leading to the front entrance door, there is a lawned garden and shrub border. The drive continues to the rear of the property where there is a single detached garage with up and over door, block paved patio area and a south facing lawned garden.



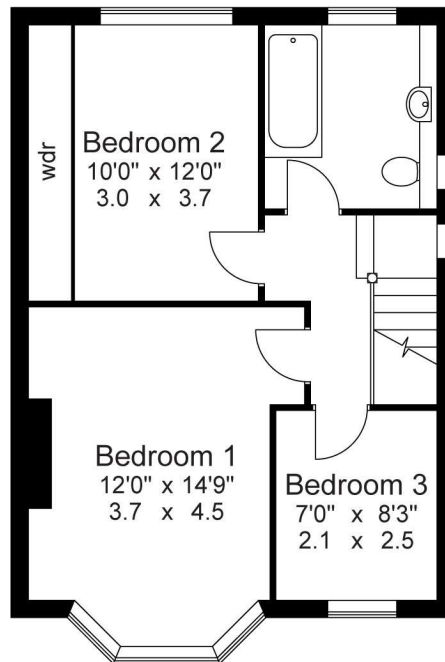
TO VIEW

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

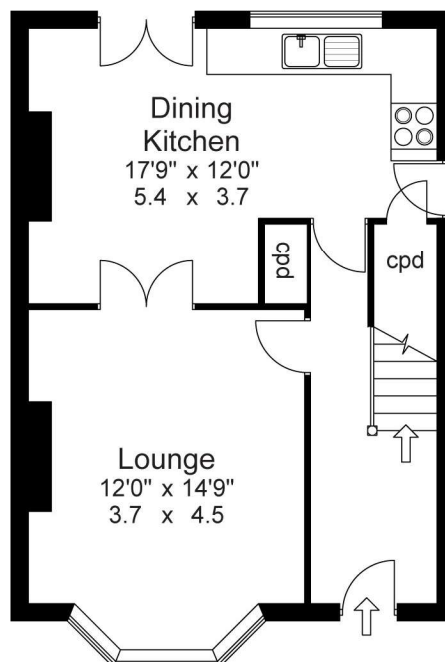
DIRECTIONS

Sat Nav HX3 OST

Approx Gross Floor Area = 911 Sq. Feet
= 84.7 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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