



## 1 THE COACH HOUSE BROOMFIELD AVENUE, SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations in the heart of Savile Park, lies this converted stone-built coach house providing an attractive and spacious three bedroomed character residence. The property has been sympathetically converted retaining many period architectural features and briefly comprises of an entrance hall, spacious sitting room, dining room, breakfast kitchen, downstairs cloakroom, three good sized bedrooms, bathroom, gardens a single garage and further parking. 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 linking the business centres of Manchester and Leeds. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate this quality period residence.

Price Guide: 0/0 £325,000

A glass panelled front entrance door with glazed panels above and to the side opens into the

### ENTRANCE HALL

With one double radiator, one telephone point, fitted carpet, door to under the stair's cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

### SITTING ROOM 5.83m x 3.90m



With two large double glazed windows to the front elevation enjoying an attractive outlook and providing this room with its light and spacious aspect, cornice to ceiling with matching centre rose and picture rail, a solid wood floor, two double radiators, and one TV point.

From the sitting room through to the

### DINING ROOM 3.06m x 2.94m



With cornice to ceiling with matching centre rose and picture rail. A double-glazed window to the rear elevation, a solid wood floor, one double radiator, and a service hatch through to the breakfast kitchen.

From the Entrance Hall a panelled door opens into the

### BREAKFAST KITCHEN 4.62m max x 2.94m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer 1 1/2 bowl sink unit with mixer tap, four ring halogen hob with extractor in pull-out canopy above and electric oven beneath, integrated fridge, integrated freezer, and plumbing for an automatic dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a solid wood floor. Large, double-glazed window to the rear elevation overlooking the rear garden, dado rail, inset spotlight fittings, and one double radiator. Door to utility cupboard under the stairs with plumbing for an automatic washing machine and power point for a tumble dryer.

From the Breakfast Kitchen a glass panelled door opens into the

### REAR ENTRANCE VESTIBULE

With stained glass panelled rear entrance door. Door to

### DOWNSTAIRS CLOAKROOM

With two-piece suite comprising hand wash basin and low flush W. A double-glazed window to the rear elevation, a solid wood floor, and housing the Worcester combination boiler.

From the Entrance Hall a wrought iron staircase with fitted carpet leads to a

### HALF LANDING

With Velux double glazed skylight window, dado rail, and a fitted carpet. Stairs continue to the

### LANDING

With access to a fully insulated and partially boarded loft, one single radiator and a fitted carpet.

From the Landing a panelled door opens into

### BEDROOM THREE 3.55m max x 2.82m



With double glazed arched window to the front elevation, double doors opening to built-in wardrobe facilities, one double radiator and a fitted carpet.

From the Landing a door opens into the

### BEDROOM ONE 3.50m x 2.99m



This double bedroom has an arched double-glazed window to the front elevation, double doors opening to built-in wardrobes, one double radiator, one telephone point and a fitted carpet. From the Landing a door opens to

### BATHROOM

With four-piece suite comprising pedestal wash basin, low flush WC, bidet and panelled bath with Mira shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls. Arched double glazed window to the rear elevation with wooden shutters, one double radiator, heated towel rail and a fitted carpet. Louvre doors open to an airing cupboard with fitted shelves providing useful storage facilities.

From the Landing a door opens to

### BEDROOM TWO 3.50m x 2.96m



This second double bedroom has an arched double-glazed window to the rear elevation, double doors open to built-in wardrobe facilities, one double radiator and a fitted carpet.

### GENERAL

The property is constructed of stone and surmounted with a stone slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of double glazing and gas central heating. The property is freehold and is in council tax band E.

### EXTERNAL



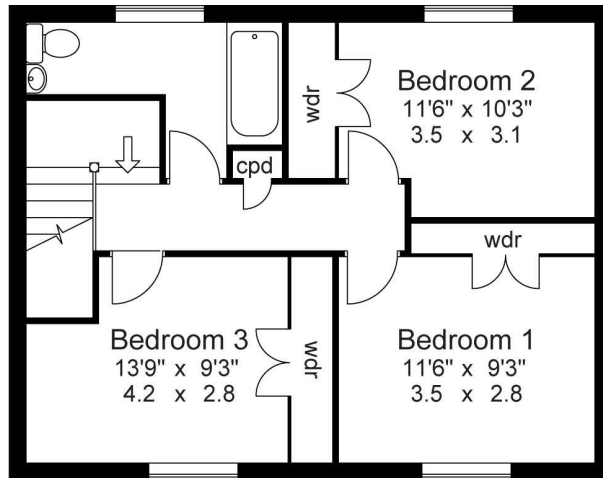
To the front of the property there is a cobbled area which leads to the large garage which has an up and over door. There is further parking in front of the garage. There is a small rocky garden with plants and shrubs. To the rear of the property there is a further garden with mature plants and shrubs. There is a stone flagged path and steps leading to the rear entrance door.

### TO VIEW

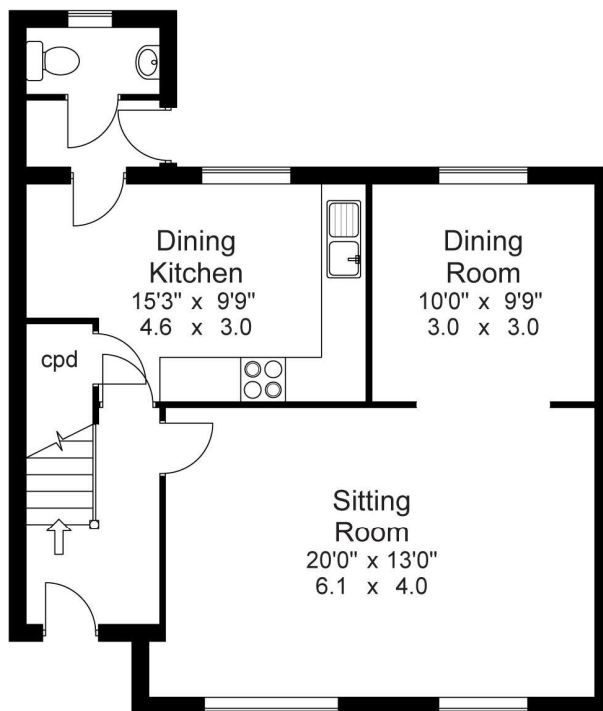
Strictly by appointment, please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

Sat Nav HX3 DJF



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Please note: Whilst every attempt has been made to ensure the accuracy of this floor plan there is insufficient information on the sketch to enable us to accurately draw and calculate the Gross Internal Area. Any other items included are approximate and no responsibility is taken by CustomProPlans for any error, omission, or misstatement. Please advise upon approval whether you require the Gross Internal Area removed. This plan is for illustrative purposes only and should only be used as a guide only.

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