



32 ST ANNES ROAD SKIRCOAT GREEN

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this superb stone built through terraced residence providing extremely attractive family accommodation. The property briefly comprises of an entrance hall, lounge, modern fully fitted dining kitchen, 2 converted basement rooms, three good sized bedrooms, bathroom, separate shower room, gardens, 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 M62 motorway network linking the business centres of Manchester and Leeds. An internal inspection is absolutely essential to fully appreciate this delightful residence which has retained many period features and is being offered for sale at this realistic asking price in order to encourage a prompt sale.

Price Guide: 0/0 £240,000

ENTRANCE HALL

With cornice to ceiling with matching picture rail, and one double radiator. From the Entrance Hall a doorway opens into the

LOUNGE 3.84m x 3.45m



With square bay window to the front elevation incorporating uPVC double glazed units with leaded and stained-glass upper panels, wood burning stove on a matching hearth with fitted shelves to either side of the chimney breast, cornice to ceiling, one double radiator and a fitted carpet. From the Entrance Hall through to a

SPACIOUS DINING KITCHEN 4.24m x 3.55m



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 hob with extractor in canopy above and fan assisted electric oven and grill beneath, integrated fridge, integrated freezer and an integrated dishwasher. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. To one side of the chimney breast there are built-in drawers and shelves, uPVC double glazed window to the rear elevation enjoying a garden view, one double radiator, and a uPVC double glazed entrance door. From the Dining Kitchen a door opens into cellar head with plumbing for washing machine, Worcester combination boiler and uPVC double glazed

window to the rear elevation. Stairs with fitted carpet lead down to the

OFFICE/PLAYROOM 4.32m x 3.71m



This room is presently used as an office and a playroom. It has a uPVC double glazed window to the front elevation, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet. From the Office/Playroom doors open into

BASEMENT ROOM

Presently used for storage with inset spotlight fittings, one double radiator and a fitted carpet. From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet. From the landing a folding door opens to a

SHOWER ROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and corner shower cubicle with rain-fall shower unit. The shower room is fully tiled including the floor and has a uPVC double glazed window to the rear elevation, one double radiator.

From the Landing a door opens to

BEDROOM TWO 2.29m X 2.29m



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

From the Landing a door opens to

BATHROOM



With white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and panell bath with shower unit with rainfall and handheld units, inset spotlight fittings to the ceiling, and one double radiator.

From the Landing a door opens to

BEDROOM ONE 4.57m x 3.96m



This spacious double bedroom has uPVC double glazed windows to the front elevation with leaded and stained-glass upper panels, built-in wardrobes to one wall with cupboard space above and fitted drawers, cornice to ceiling, one double radiator, and a fitted carpet.

From the Landing stairs with fitted carpet leads to

BEDROOM THREE 4.34m x 2.64m

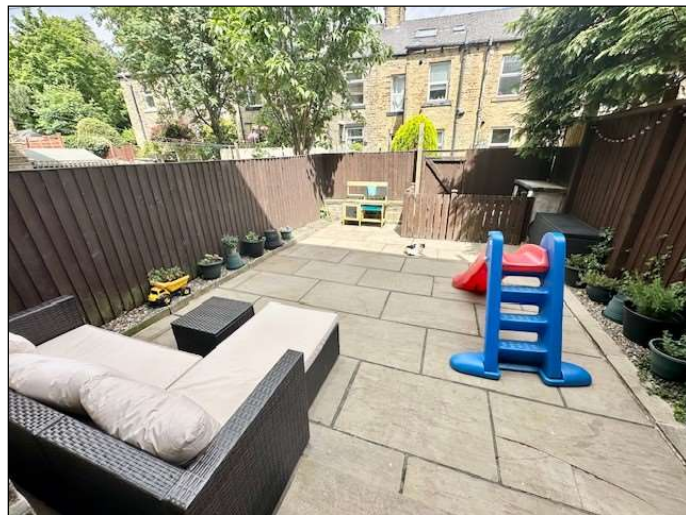


This double bedroom has a Velux double glazed skylight window, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted with a blue slate 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



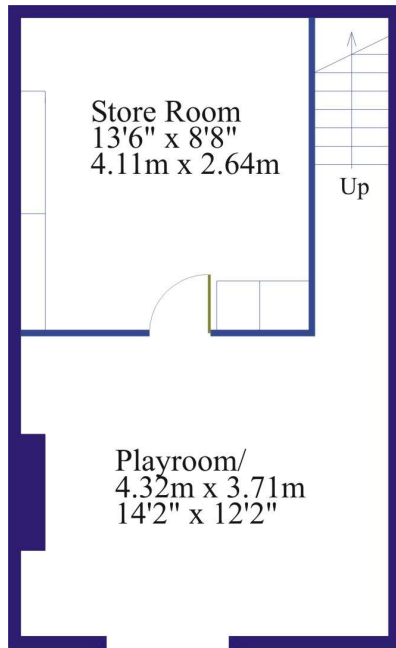
To the front of the property there is a flagged garden with path to the front entrance door, to the rear of the property there is a larger enclosed flagged private garden.

TO VIEW

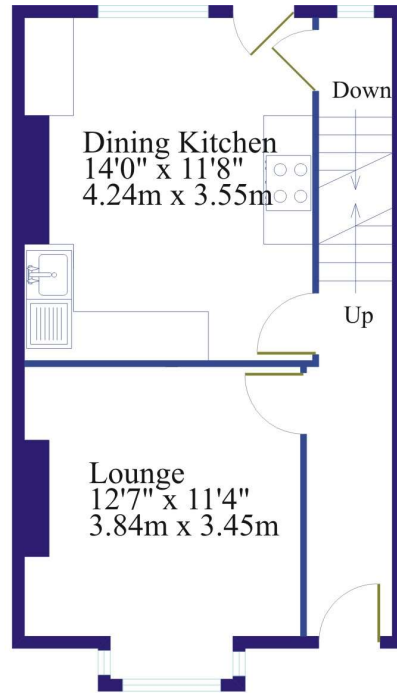
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

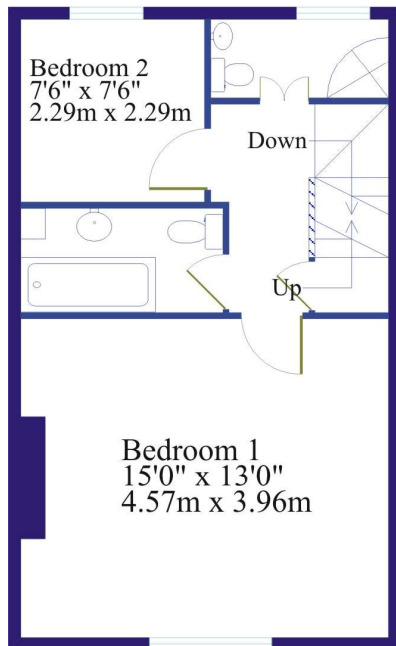
Sat Nav HX3 ORU



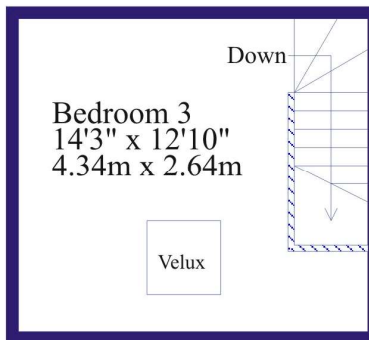
Lower Ground Floor



Ground Floor



First Floor



Second Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd

© Drawing by Business Etc Ltd : 01422 823172 www.fastplan.co.uk

Drawn in the UK. Unauthorised reproduction prohibited. Drawing No.KM435/JM

K227 Printed by Ravensworth 01670 713330