



## 2 GREENROYD TERRACE SKIRCOAT GREEN

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green lies this stone built through terraced residence which has the benefit of gas central heating Upvc double glazing and gardens to front and parking to the rear. The property is within walking distance of the shops, the Hospital and "outstanding" Schools as well as providing excellent access to Halifax Town Centre and the M62 motorway network. Very rarely does an opportunity arise to purchase a property in this location at an affordable price and as such an early appointment to view in order to avoid disappointment is strongly recommended

Price Guide: 0/0 £179,995



A upvc double glazed front entrance door opens into the

### ENTRANCE PORCH

From the Entrance Porch a glass panel door opens into the

### SPACIOUS LOUNGE 4.89m x 4.02m



With small inglenook fireplace to the chimney breast incorporating gas stove on matching hearth. Upvc double glazed window to the front elevation, cornice to ceiling, one double radiator and a. One telephone point and One TV point.

From the Lounge a door opens into the

### MODERN FITTED KITCHEN 3.98m x 2.03m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with single drainer stainless steel sink unit and mixer tap, four ring gas hob with extractor fan in stainless steel canopy

above and fan assisted electric oven and grill beneath. Integrated fridge/freezer, integrated washing machine and plumbing for an automatic dishwasher. This attractive kitchen is tiled around the work surfaces with complimenting colour scheme to the remaining walls.

Upvc double glazed window to the front elevation. Laminate wood floor, one double radiator.

### REAR ENTRANCE VESTIBULE

With a door opening onto the rear garden

From the Kitchen a door opens to cellar head with steps leading down to the

### KEEP CELLAR

From the Lounge stairs with fitted carpet lead to the

### LANDING

From the landing a door opens into the the

### SPACIOUS MODERN BATHROOM



With modern white four piece suite comprising shower cubicle with shower unit, Victorian style claw foot bath, low flush wc and pedestal wash basin. Upvc double glazed window to the front elevation. Laminate wood floor, one double radiator.

From the Landing a door opens into

### BEDROOM ONE 4.89m x 3.67m



With upvc double glazed window to the front elevation. One double radiator. Cornice to ceiling and fitted carpet.

From the Landing a door opens to stairs with fitted carpet leading to

### DOUBLE ATTIC BEDROOM TWO 6.10m x 4.m



With upvc double glazed window to the front elevation. One double radiator. Fitted carpet.

### GENERAL

The property is constructed of stone and has the benefit of all mains services gas, water and electric with the added benefit of gas central heating and upvc double glazing. The property is Freehold and in Council Tax Band A

### EXTERNAL



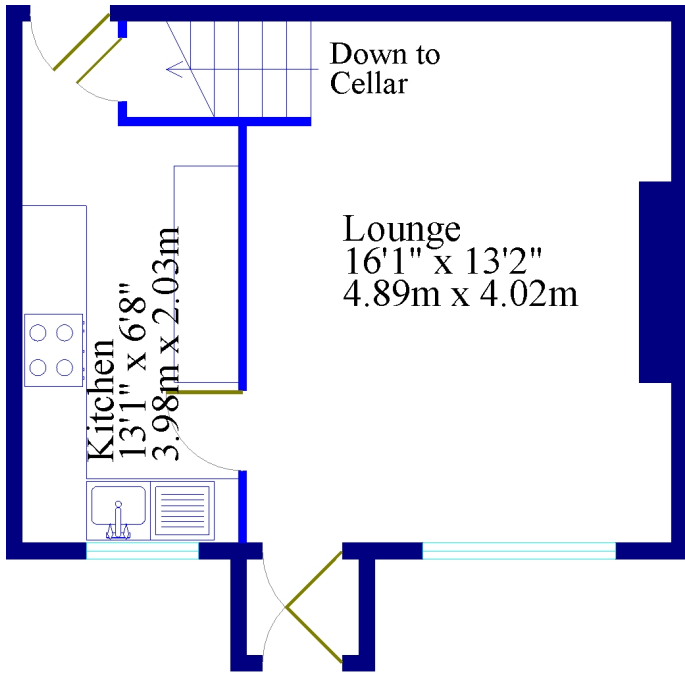
To the front of the property there is a small garden with path leading to the front entrance door. To the rear of the property there is a blocked paved yard and parking area

### TO VIEW

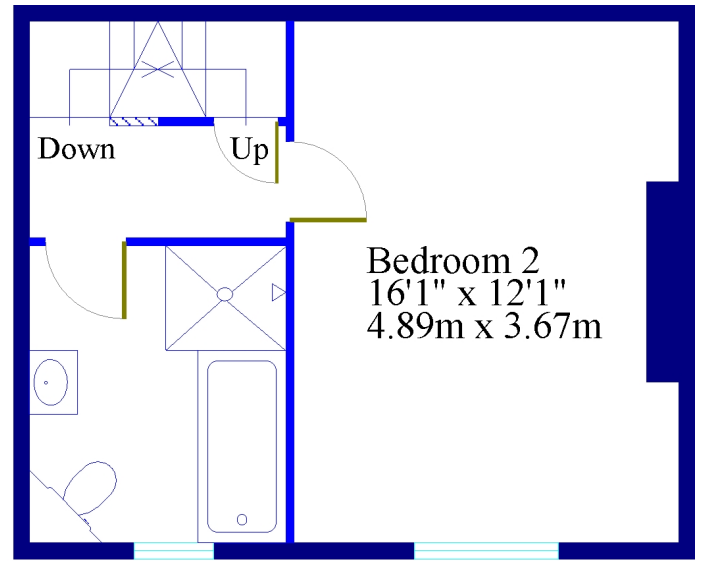
Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01433 349222.

### DIRECTIONS

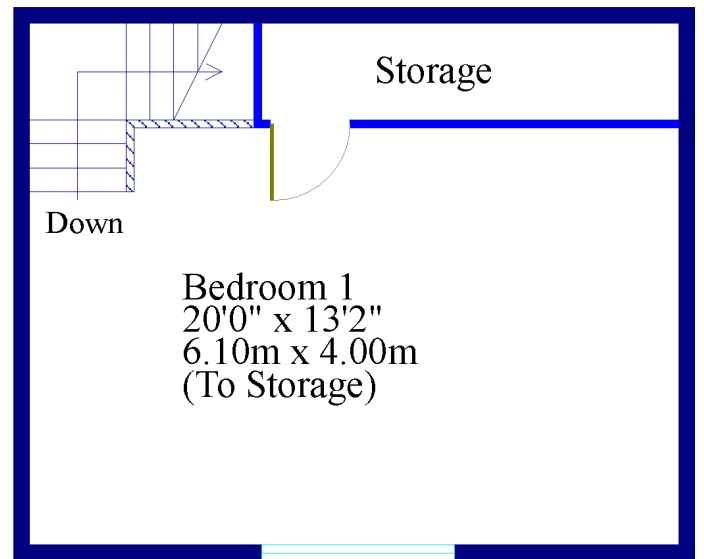
From our office in Skircoat Green turn left and Greenroyd Terrace is the row of houses next door and number 2 is where you will see our signboard.  
SAT NAV HX3 ORS



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

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