



36 GODFREY ROAD SKIRCOAT GREEN

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this extended three bedroomed semi-detached residence providing attractive modern family living accommodation. An internal inspection is strongly recommended to fully appreciate the attractive accommodation provided which has the benefit of uPVC double glazing, gas central heating, lounge, extended modern fitted dining kitchen, three bedrooms, a modern bathroom, gardens and a detached garage. The property provides excellent access to the local amenities of Skircoat Green, 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. Very rarely does the opportunity arise to purchase a semi-detached property in this location at present and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £210,000

The uPVC double glazed front entrance door opens into the uPVC double glazed

ENTRANCE PORCH

With modern entrance door with leaded stain glass panels to either side and above opens into the

ENTRANCE HALL

With cornice to ceiling, one double radiator, a tiled floor and door to under the stairs cupboard providing useful storage facilities.

From the Entrance Hall a glass panelled door opens into the

LOUNGE 20'1 into bay x 12'



With bay window to the front elevation with uPVC double glazed units, solid fuel inset fire to the chimney breast, inset spotlights to the ceiling, one double radiator, and one TV point.

From the Lounge sliding glass panelled doors open into the

OPEN PLAN DINING KITCHEN 18'4 max narrowing to 15'2 x 12'7



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 stainless steel and glazed

canopy above, fan assisted electric oven and grill, integrated microwave, integrated dishwasher, plumbing for an automatic washing machine, breakfast bar and glass fronted display cabinets. This attractive dining kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor to the kitchen area and fitted carpet to the dining area. Fitted spotlights to the ceiling, uPVC double glazed windows to the rear and side elevations providing this room with its light and spacious aspect. Vaillant combination boiler, one double radiator, and a uPVC double glazed rear entrance door.



From the Entrance Hall a modern glazed and wood staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation. Double doors open to cupboard providing useful storage facilities, and access to the loft. From the Landing a panelled door into the

BATHROOM



With modern three-piece suite comprising bath with mixer tap and hand-held shower and Bristan shower unit, hand wash basin in vanity unit and low flush WC. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling, uPVC double glazed window to the rear elevation.

From the Landing a panelled door opens to

BEDROOM TWO 12' x 12'



With uPVC double glazed window to the rear elevation, built-in wardrobes to one side of the chimney breast, one double radiator, inset spotlights to the ceiling and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE 15'8 into bay x 11'2

With angular bay window to the front elevation incorporating uPVC double glazed units, built-in wardrobes with cupboard space above, inset spotlight fittings to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM THREE 7' x 6'8

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

GENERAL

The property is constructed of brick 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 has planning permission for a large 2 storey extension details of which can be viewed at our office.

EXTERNAL



To the front of the property there is a small garden with tarmac drive which continues to the side of the property and leads to the detached garage. To the rear of the property there is a larger enclosed lawned garden.

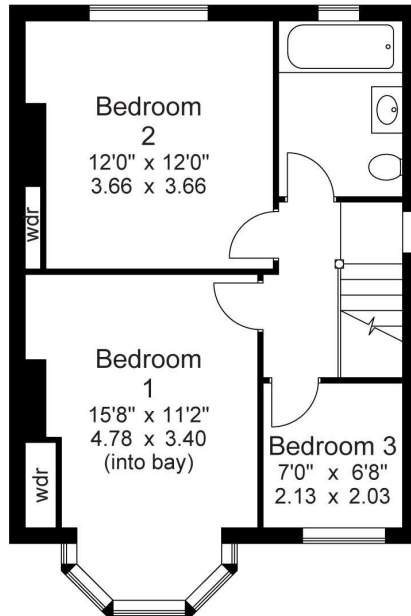
TO VIEW

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

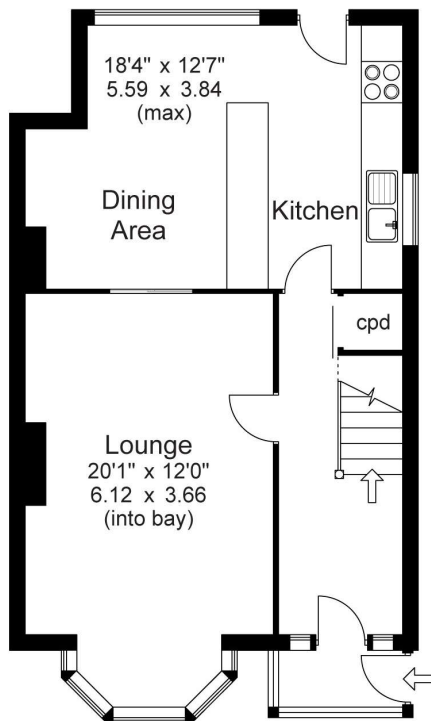
DIRECTIONS

From our office proceed straight down Godfrey Road and number 36 is on the right-hand side where you will see our signboard.

Approx Gross Floor Area = 1034 Sq. Feet
= 95.85 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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