



48 Skircoat Green, Halifax, HX3 ORX

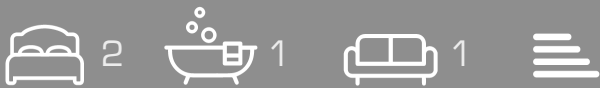
Offers Over £175,000

- : Highly Desirable location
- : South Facing Garden
- : Close To Outstanding Schools
- : Dining Kitchen
- : Realistically Priced

- : Charming Cottage
- : Requires Some Cosmetic Attention
- : Spacious Lounge
- : 2 Bedrooms
- : Viewing Essential

48 Skircoat Green, Halifax HX3 0RX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this two bedroomed stone built cottage providing deceptively spacious accommodation. Although the property requires some cosmetic attention, this is reflected in the asking price, and an internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises an entrance porch, entrance vestibule, spacious lounge, dining kitchen, two bedrooms one with en suite shower, bathroom, uPVC double glazing, gas central heating and a south facing garden to the front. 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. Very rarely does the opportunity arise to purchase a cottage directly on the Green, and an early appointment to view is essential to avoid disappointment.



Council Tax Band: C



ENTRANCE PORCH

The uPVC double glazed front entrance door with centre leaded and stained glass panel opens into the ENTRANCE PORCH

With uPVC double glazed window to the front elevation, and a quarry tiled floor.

From the Entrance Porch a door opens into

ENTRANCE VESTIBULE

With fitted carpet.

From the Entrance Vestibule a door opens into the

LOUNGE

13'3" x 13'10"

The charm and character of this room is enhanced by the beamed ceiling, mullioned windows and brick fireplace. There are mullioned windows to the front elevation with uPVC double glazed units enjoying an attractive garden outlook, feature brick fireplace to the chimney breast which extends to one side and houses the coal effect living flame gas fire. Beams to ceiling, one TV point, one radiator and a fitted carpet.

From the Lounge a door through to the

DINING KITCHEN

17'11" x 10'1"

This dining kitchen is fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor above and electric oven beneath, plumbing for an automatic washing machine and a breakfast bar. uPVC double glazed windows to the rear and side elevations and a uPVC double glazed stable style rear entrance door. Beams to ceiling, one single radiator and a fitted carpet to the dining area and tiles to the kitchen area.

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

KEEP CELLAR

Providing useful storage facilities with power and light.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet and access to loft. Door to cupboard providing useful storage facilities.

From the Landing a door opens to

BEDROOM ONE

13'3" x 14'7"

With mullioned window to the front elevation with uPVC double glazed units and incorporating a window seat enjoying panoramic views, built-in bedroom furniture to one wall with wardrobes to either side of the chimney breast and a built-in dressing table, one single radiator and a fitted carpet.

From the Bedroom a door opens to a

SMALL EN SUITE SHOWER ROOM

With shower cubicle with electric shower unit, double doors to cupboard with fitted shelves.

From the Landing a door opens to

BEDROOM TWO

9'3" x 8'5"

With Velux double glazed skylight window, beam to ceiling, one single radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM

With white three piece suite comprising wash basin in vanity unit, low flush WC and a panelled bath with mixer shower tap, the bathroom is fully tiled and has a uPVC double glazed window to the side elevation and one single radiator.

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 uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax band C

EXTERNAL

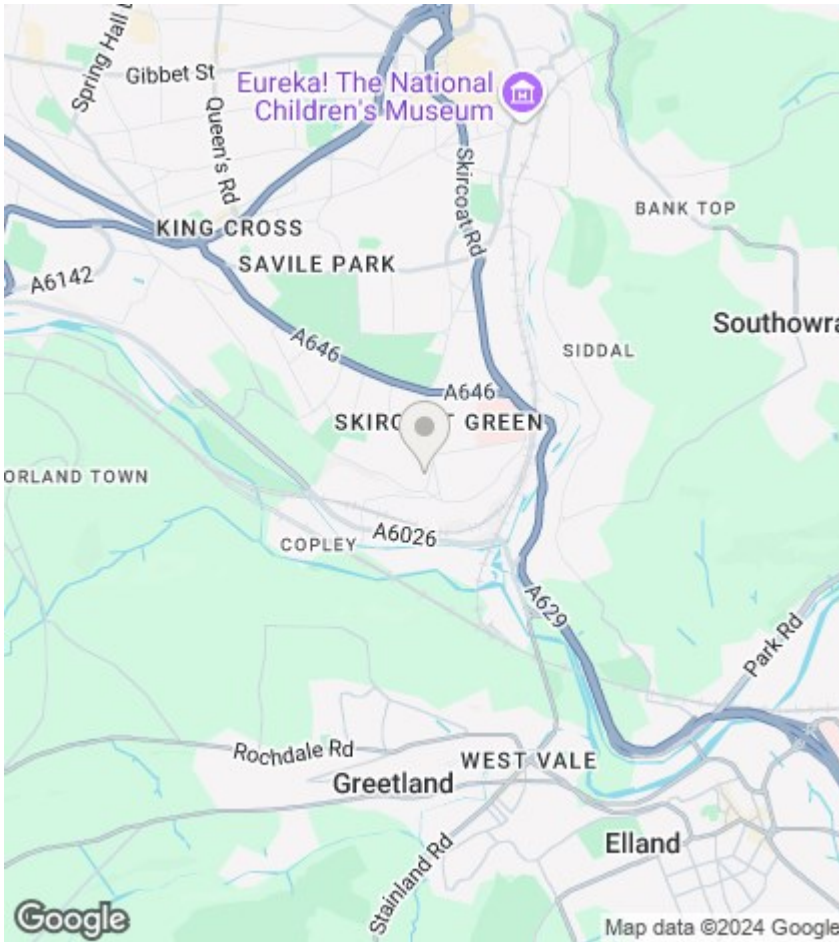
To the front of the property there is a private south facing garden with flagged patio areas with mature plants and shrubs. To the rear of the property there is a flagged area

TO VIEW

Strictly by appointment please tel property@kemp&co on 01422 349222

DIRECTIONS

SAT NAV HX3 ORX



Directions

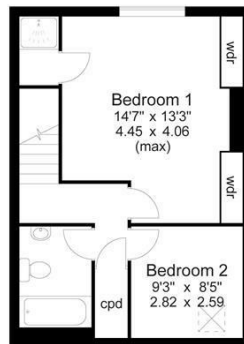
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

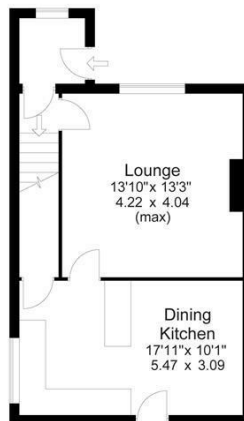
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 858 Sq. Feet
= 79.7 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.