



Grosvenor 1 Stafford Parade, Skircoat Green, West Yorkshire, HX3 0PD

Asking Price £525,000

- : Desirable Residential Location
- : Close to Outstanding Schools
- : Delightful Period Features
- : Downstairs Cloakroom
- : Superb Value
- : Spacious Period Family Home
- : One Bedroomed Detached Annex In the Garden
- : 4 Double Bedrooms one with en suite
- : Easy Access to Trans Pennine Road & Rail Network
- : Viewing Essential

Grosvenor 1 Stafford Parade, HX3 0PD

Welcome to this charming property located in the sought-after area of Skircoat Green, Halifax. This delightful semi-detached house boasts a perfect blend of character and modern living.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property features four generously sized bedrooms, offering ample space for a growing family or those in need of a home office and a single story annexe ideal for a teenager, or elderly relative

With two bathrooms, mornings will be a breeze in this property, ensuring no more queues for the shower. The older age of the property adds to its character, giving it a unique and homely feel that is hard to find in newer builds.

Situated in Skircoat Green, you'll enjoy the tranquility of this residential area while still being within easy reach of Halifax's amenities. Whether it's a leisurely stroll in the nearby parks or a quick trip to the local shops, this location offers the best of both worlds.

Don't miss out on the opportunity to make this house your home. Book a viewing today and step into the charm and warmth that this property exudes.



Council Tax Band: E



Front entrance vestibule

With uPVC double glazed window to the side elevation, built-in drawers, mosaic tiled floor, and coat hanging facilities.

From the Entrance Vestibule a period glass panelled door with panels above and to the side opens into the

Impressive entrance hall

With cornice to ceiling with matching delph rack, uPVC double glazed window to the side elevation, cupboard housing the combination boiler and Victorian style mosaic floor, double doors open to corner cupboard with fitted shelves providing useful storage facilities, and one double radiator.

From the Entrance Hall a panelled door opens into the

Sitting Room

With feature fireplace incorporating a brick inglenook fireplace with a living flame gas stove on a matching hearth. Cornice to ceiling with matching centre rose, uPVC double glazed windows to the side and front elevations providing this room with its light and spacious aspect, solid wood floor, and one double radiator.

From the Entrance Hall a panelled door opens to the

Open plan Dining Kitchen Family Room

This superb kitchen is fully fitted with a range modern wall and base units with solid wood work surfaces with a Belling multi-fuel cooking range to the chimney breast, single drainer sink unit with mixer tap, integrated larder fridge, integrated dishwasher and a centre island with electric fan assisted oven, integrated cupboards and drawers. This delightful kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor. Cornice to ceiling, uPVC double glazed window to the side elevation.

With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect, radiator with cover, cornice to ceiling, feature fireplace, and one telephone point.

From the Kitchen a panelled door opens into the

Rear entrance vestibule

With fitted cupboards providing useful storage facilities, uPVC double glazed rear entrance door.

From the Rear Entrance Vestibule a door opens to the

Downstairs cloakroom

With white two-piece suite comprising low flush WC and hand wash basin, uPVC double glazed window to the side elevation, the cloakroom is fully tiled with a matching tiled floor, and one single radiator.

From the Entrance Hall a glass panelled door opens to the cellar head with steps leading down to the

Basement Cellar

This spacious basement cellar provides excellent storage facilities and could be converted to a variety of uses such as a cinema room or gym.

Small Cellar

With power, light and one double radiator.

Cloak Room

With hand wash basin and low flush WC, extractor fan and a wall mounted heater.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

First Floor Landing

With cornice to ceiling and galleried landing above. One double radiator and a fitted carpet.

Spacious Bathroom

This luxury bathroom has a four-piece suite comprising Victorian style claw foot roll top bath with external mixer shower tap, pedestal wash basin, low flush WC and fully tiled shower cubicle with overhead rainfall shower unit. The bathroom has a cast iron fireplace to the chimney breast with cupboards to either side providing useful storage facilities, uPVC double glazed window to the side elevation, cornice to ceiling, extractor fan, heated towel rail/radiator and a fitted carpet.

From the Landing a door opens to

Bedroom two

With uPVC double glazed windows to the front and side elevations providing a light and spacious aspect, cornice to ceiling with matching picture rail, one double radiator and a fitted carpet.

From the Bedroom a panelled door opens to the

En suite showerroom

With white three-piece suite comprising hand wash basin and low flush WC in bathroom furniture and fully tiled walk-in shower cubicle with shower unit, uPVC double glazed window to the front elevation, cornice to ceiling, and one single radiator.

From the Landing a panelled door opens into

Bedroom one

With uPVC double glazed windows to the front and side elevations again providing this room with its light and spacious aspect, cornice to ceiling, with matching picture rail and centre rose, one double radiator and a fitted carpet.

From the Landing a spindled staircase leads to a

Half landing

With one double radiator, period skylight window and a fitted carpet with further stairs with fitted carpet leading to the

second floor landing

With Velux double glazed skylight window. From the Landing a door opens to

Double bedroom Three

With uPVC double glazed window to the side elevation, to either side of the chimney breast there are built-in wardrobes with cupboard space above, cast iron fireplace, one double radiator and a fitted carpet.

From the Landing a panelled door opens into

Bedroom Four

With uPVC double glazed window to the side elevation, door to cupboard providing useful storage facilities, 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 electricity with the added benefit of uPVC double glazing and gas central heating. The tenure is freehold, and the council tax band is E

External

To the front of the property there is a flagged path leading to the front entrance door with a wrought iron gate and railings, to one side of the property there is a lawned garden with mature shrubs and plants and an enclosed walled garden. To the remaining side of the property there is a further garden area with a

Detached Bungalow

The uPVC double glazed front entrance door opens into the

Open plan lounge with kitchen and dining area

Kitchen area

With modern fitted wall and base units incorporating matching work surfaces with stainless steel single drainer 1 bowl sink unit with mixer tap, four ring halogen hob with stainless steel and glazed canopy above, fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls.

Lounge and dining area

With uPVC double glazed window to the front elevation, laminate wood floor, electric radiator, one TV point, door to cylinder cupboard providing useful storage facilities.

From the Lounge a door opens into

Bedroom one

With uPVC double glazed window to the front elevation, wall mounted electric heater and a fitted carpet.

From the Lounge a door opens into the

Bathroom

With modern white three-piece suite comprising pedestal wash basin, low flush WVC and panelled bath with rainfall shower unit with handheld unit. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the side elevation, heated towel rail/radiator and extractor fan.

General

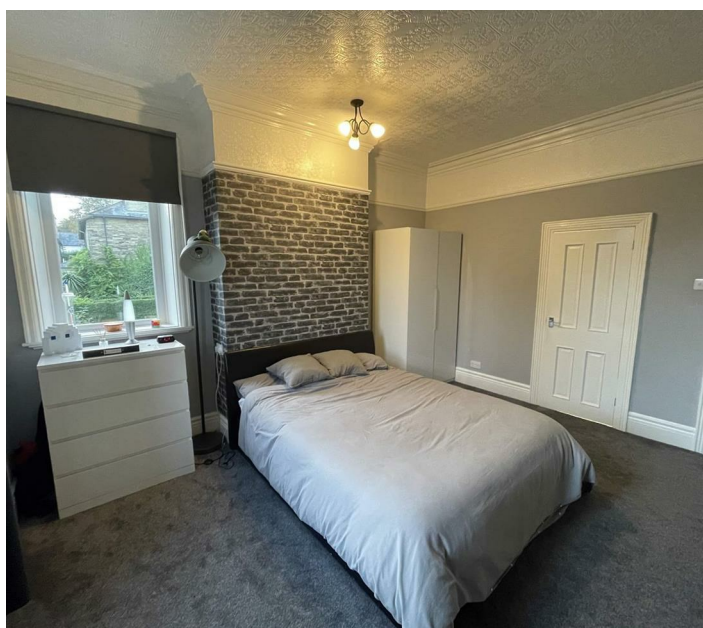
The bungalow has mains water and electric.

To view

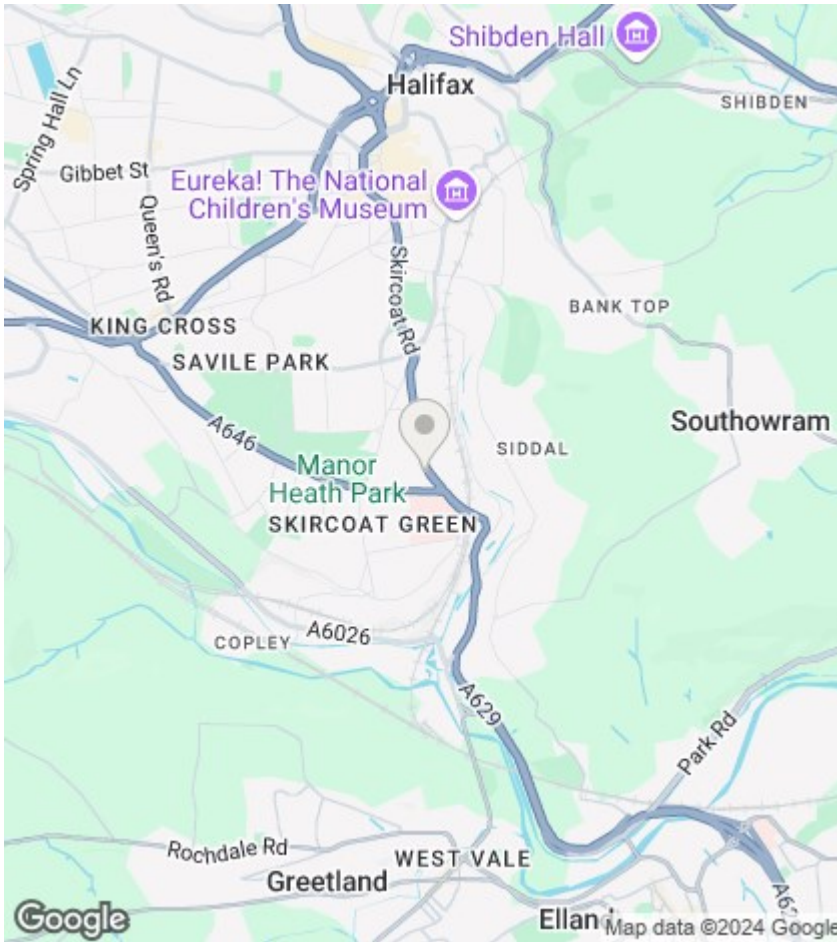
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

Directions

Sat Nav HX3 OPD







Directions

SAT NAV HX3 OPD

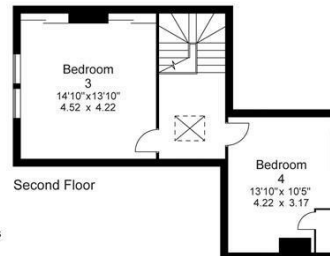
Viewings

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

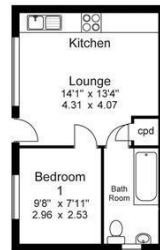
EPC Rating:

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

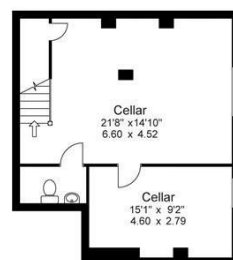
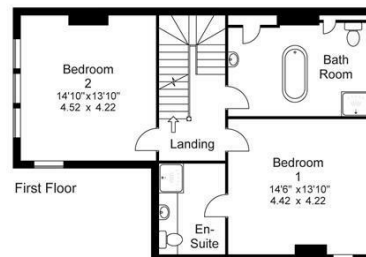
Approx Gross Floor Area = 2448 Sq. Feet
= 226.93 Sq. Metres



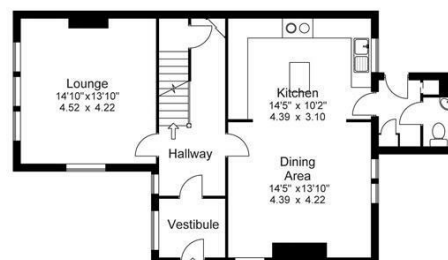
Approx Gross Floor Area = 330 Sq. Feet
= 30.59 Sq. Metres



For illustrative purposes only. Not to scale.



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.