



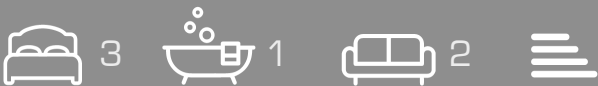
297 Skircoat Green Road, Halifax, West Yorkshire, HX3 0LQ

Offers In Excess Of £475,000

- : Highly Desirable Location
- : Large Garden To The Rear
- : Easy Access to Halifax Town Centre
- : Double Garage
- : Viewing Essential
- : Spacious Detached Bungalow
- : Easy Access to the Local Amenities Of Skircoat Green Inc Calderdale Royal Hospital
- : Requires Modernising
- : Utility Room
- : Priced To Sell

## 297 Skircoat Green Road, Halifax HX3 0LQ

Very rarely does an investment opportunity arise to purchase a detached bungalow in this desirable location and an early appointment to view is recommended to avoid disappointment. Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this three bedroomed stone built detached bungalow situated on a large plot with gardens to front and rear. Although the property requires modernising, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the three bedroomed accommodation provided which briefly comprises an entrance hall, spacious lounge with dining area, kitchen, three double bedrooms, bathroom, separate toilet, utility room, double garage, uPVC double glazing, off road parking and extensive gardens. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, as well as easy access to the M62 motorway network linking the business centres of Manchester and Leeds.



Council Tax Band: F



### SMALL ENTRANCE VESTIBULE

With door to the

### ENTRANCE HALL

With cornice to ceiling, double doors to cloaks cupboard and fitted carpet. Door opens to the

### CLOAKROOM

With two piece suite in grey shade comprising pedestal wash basin and low flush W/C, uPVC double glazed window to the front elevation and fitted carpet. From the Entrance Hall a door opens to

### SPACIOUS LOUNGE

24'9" x 12'10"

With uPVC double glazed window to the front elevation and uPVC double glazed sliding patio door opening to the rear elevation providing a light and spacious aspect. Feature fireplace with ceramic inset and hearth with coal effect living flame gas fire, cornice to ceiling, one TV point, one telephone point and a fitted carpet. From the Lounge through to the

### DINING AREA

10'11" x 9'10"

With uPVC double glazed window to the front elevation, cornice to ceiling, service hatch to the kitchen, fitted cupboards and a fitted carpet. From the Dining Room a door opens into the Entrance Hall. From the Entrance Hall a door opens to the

### KITCHEN

10'11" x 9'11"

With fitted wall and base units incorporating matching work surfaces with single drainer stainless steel sink unit with mixer tap, electric cooker point with extractor in canopy above. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, a service hatch through to the dining area and a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook. From the Entrance Hall a door opens into

### BEDROOM ONE

14'5" x 11'5"

With uPVC double glazed window to the front elevation, built-in wardrobes to one wall with matching dressing table, sliding doors to wardrobe facilities, cornice to ceiling and a fitted carpet.

From the Entrance Hall a door opens to the

### BATHROOM

With three piece suite in pink shade comprising hand wash basin in vanity unit, low flush W/C and panelled bath with shower unit. Double doors open to cylinder cupboard with airing shelves above. The bathroom is fully tiled and has a uPVC double glazed window to the side elevation, heated towel rail.

From the Entrance Hall a door opens into the

### UTILITY ROOM

7'1" x 4'9"

With white Belfast sink unit, plumbing for washing machine and housing the boiler for the warm air central heating system. From the Utility Room a door opens into the

### INTEGRAL DOUBLE GARAGE

16'0" x 18'9"

With electric up and over door power and light and water supply. Rear door to the rear garden.

From the Entrance Hall a door opens into

### BEDROOM TWO

13'9" x 9'10"

With uPVC double glazed window to the front elevation, built-in wardrobes to one wall with cupboard space above and dressing table, cornice to ceiling and a fitted carpet.

From the Entrance Hall a door opens into

### BEDROOM THREE 2.72m x 3.01m

8'11" x 9'10"

With uPVC double glazed window to the front elevation, cornice to ceiling and a fitted carpet.

### GENERAL

The property is constructed of stone and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and warm air central heating. The property is Freehold, and the council tax band is F.

### EXTERNAL

To the front of the property there is a tarmac drive leading to the integral garage and providing off road parking facilities. There is a flagged path leading to the front entrance door and a long garden with mature plants, trees and shrubs. To either side of the property is access leading to the rear extensive garden which has a lawn with mature plants and shrubs.

### TO VIEW

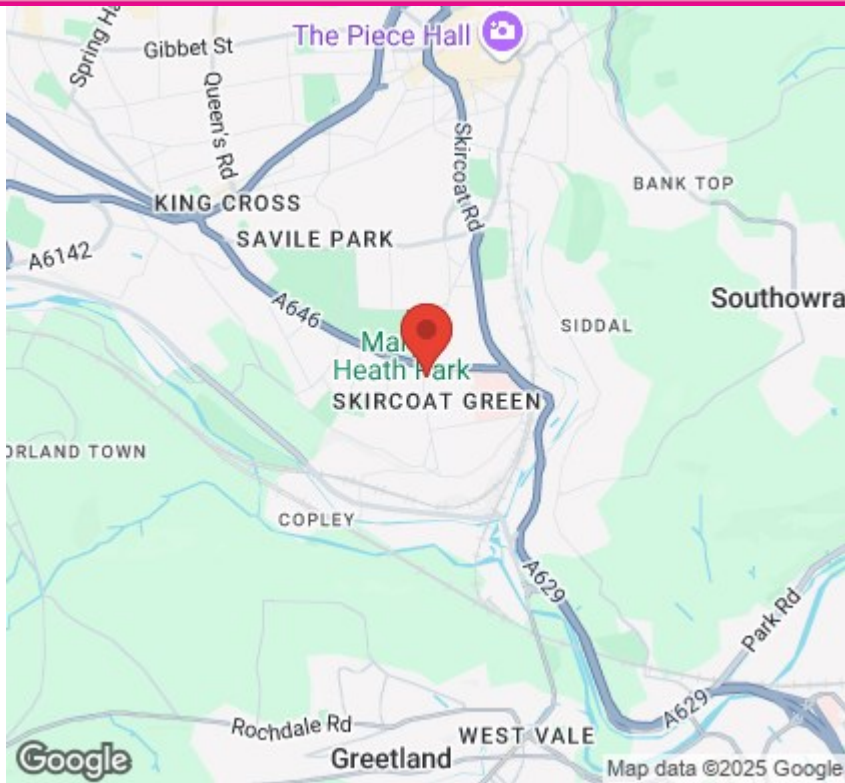
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

SAT NAV HX3 OLG

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## Directions

SAT NAV HX3 0LG

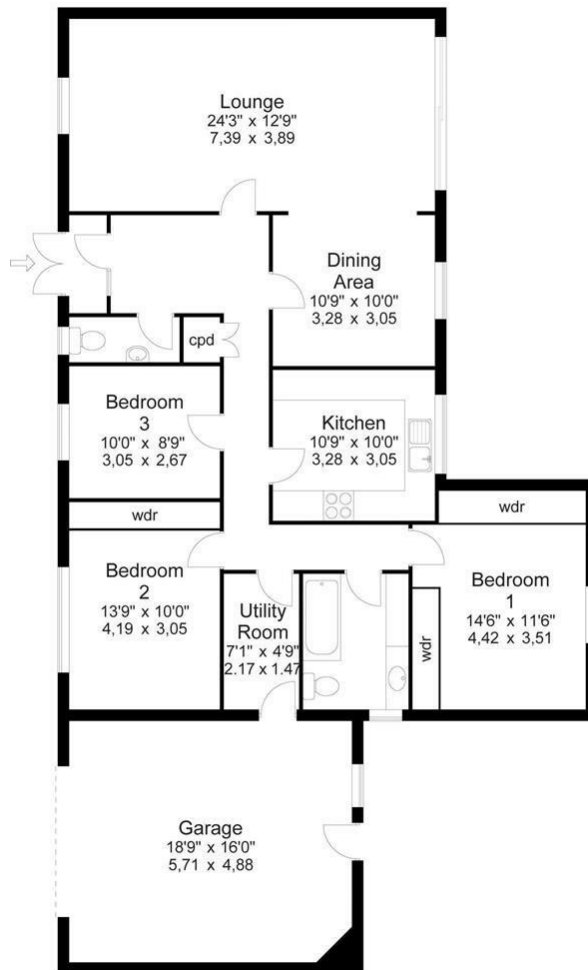
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 1554 Sq. Feet  
= 144.4 Sq. Metres



For illustrative purposes only. Not to scale.