

339 Skircoat Green Road, Halifax, HX3 OLX

Offers Around £295,000

- : Highly Desirable Residential Location
- : Main Road Shop Frontage
- : Situated Within the thriving Skircoat Green Community
- : Shop Premises 9.54m x 3.75m
- : Viewing Essential
- : Superb Shop premises with Living Accommodation above
- : Close To Outstanding schools
- : Spacious & Attractive Accommodation
- : Stone Built Period Property
- : Realistically Priced

339 Skircoat Green Road, Halifax HX3 0LX

Situated in one of Calderdale's premier residential locations in the heart of Skircoat Green lies this shop with living accommodation above providing extremely attractive and spacious accommodation which can easily be converted back to a spacious 4 bedroomed residential property. The property has mixed use planning consent and briefly comprises of entrance hall, shop premises (which would be the Lounge & Dining Kitchen), store room (which could be a utility or kitchen), basement office, basement utility room basement cloakroom with 2 piece suite, spacious lounge (Bedroom 1), dining kitchen (bedroom 2), bathroom, 2 second floor bedrooms (one with en suite shower room), small garden to the front and off road parking to the rear, uPVC double glazing & gas central heating. The property provides excellent access to the local amenities of Skircoat Green & Savile Park including outstanding schools, as well as easy access to Halifax town centre and the trans Pennine road and rail network linking Manchester & Leeds. Very rarely does an opportunity arise to purchase a family home in this thriving community of Skircoat Green and as such an early appointment to view is absolutely essential.



Council Tax Band:



ENTRANCE VESTIBULE

With ceramic tiles with complementing colour scheme above, period leaded and stained glass door opens into

ENTRANCE HALL

With cornice to ceiling, and one double radiator.

From the Entrance Hall a door opens into

SHOP PREMISES (Lounge & Dining Area)

12'2" narrowing to 11'10" x 31'3"

With bay window to the front elevation with uPVC double glazed units, with a further uPVC double glazed window to the rear elevation providing this shop with a light and spacious aspect, wood floor, cornice to ceiling, fitted shelving and one double radiator.

Door to

STOREROOM

7'7" x 8'7"

With uPVC double glazed window to the rear elevation, uPVC double glazed rear entrance door and a fitted carpet.

From the Storeroom a door opens to stairs leading down to

BASEMENT

Door to

OFFICE/STOREROOM

13'10" x 14'4"

With uPVC double glazed window to the front elevation, fitted cupboard, built-in shelves, one double radiator, power and light.

Doorway through to

BASEMENT UTILITY ROOM

11'6" x 12'7"

With a stainless steel single drainer sink unit with mixer tap in matching work surface with plumbing for an automatic washing machine, uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling, and one double radiator.

Door to

SEPARATE TOILET

6'9" x 6'6" 13'12"

With modern white two piece suite comprising pedestal wash basin and low flush W/C, inset spotlight fittings to ceiling, one double radiator.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With one double radiator and a painted wood floor.

From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising hand wash basin in vanity unit, low flush W/C and a panelled bath with Mira shower unit. There are built-in cupboards and drawers to one wall and an inset mirror. The bathroom is extensively tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, and one

double radiator.

From the Landing a panelled door opens into the

LOUNGE (Bedroom 1)

15'8" x 13'5"

This spacious lounge has a uPVC double glazed window to the front elevation providing this room with its light and spacious aspect, painted wood floor, one double radiator, and one TV point.

From the Living Room through to the

DINING KITCHEN (Bedroom 2)

9'4" x 13'7"

Being fitted with a range of modern white wall and base units incorporating solid work surfaces with a stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, Stoves gas cooker with extractor above. This dining kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, fitted shelves provide excellent storage facilities, to the other side of the chimney breast there are built-in cupboards housing the Baxi boiler and providing further storage.

From the First Floor Landing stairs with fitted carpet lead to

BEDROOM ONE

11'5" x 14'11"

With two Velux double glazed skylight windows, cupboards providing useful storage facilities, and one double radiator,

From Bedroom Two a door opens to

BEDROOM TWO

10'10" x 10'9"

With uPVC double glazed dormer window to the front elevation, one double radiator, built-in work station, door to cupboard providing storage facilities and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

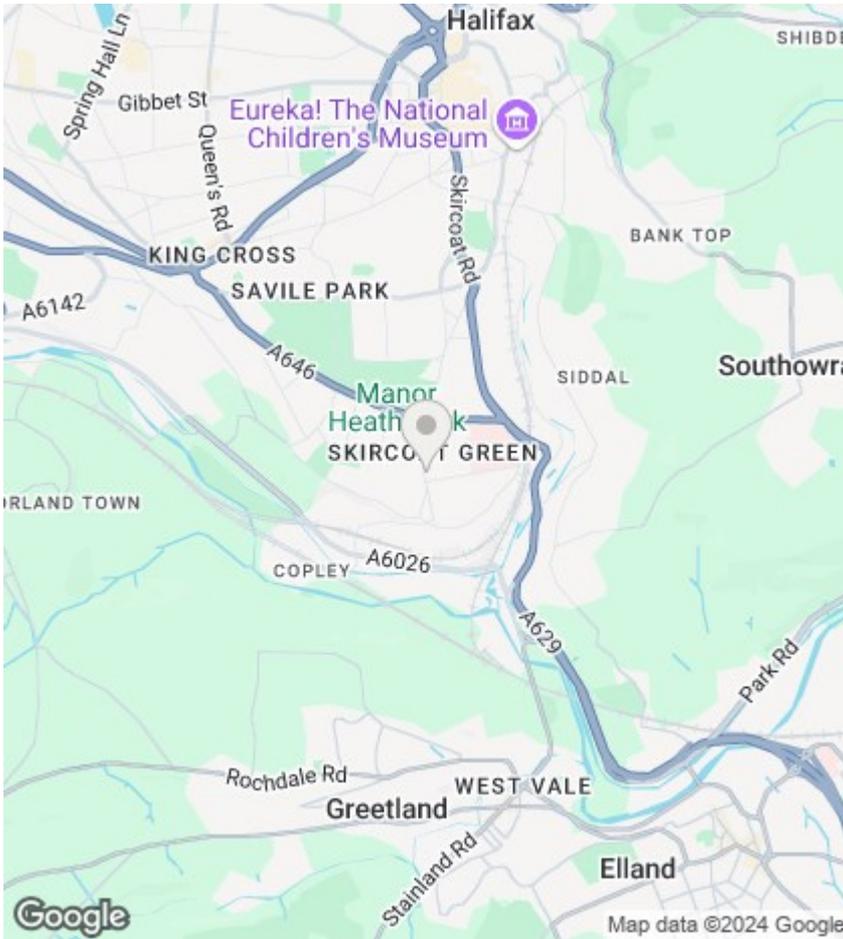
With three piece suite comprising pedestal wash basin, low flush W/C and walk-in shower cubicle with shower unit, Velux double glazed skylight window, chrome heated towel rail/radiator and a tiled floor.

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 electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold IS 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 block paved off road parking area.



Directions

SAT NAV HX3 OLX

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 = 1842 Sq. Feet
= 171.2 Sq. Metres



For illustrative purposes only. Not to scale.