



## The Gables Linden Road, Skircoat Green, Halifax, HX3 OBS

Offers Around £799,950

- : Impressive Semi Detached Period Residence
- : Close To Outstanding Schools
- : 8 Bedrooms
- : Delightful Landscaped Garden
- : Integral Double Garage

- : Highly Desirable Residential Location
- : Spacious Family Accommodation
- : 3 Reception Rooms
- : Superb Period Features
- : Viewing Essential

# The Gables Linden Road, Halifax HX3 0BS

Welcome to "The Gables" Linden Road, Skircoat Green - a charming character property that exudes elegance and grandeur. This magnificent home boasts not just one, not two, but three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With eight spacious bedrooms, there is no shortage of room for a growing family or accommodating guests.

Nestled within this character property are numerous beautifully appointed rooms, ensuring convenience and comfort for all residents. The traditional charm of this home is evident in every corner, from the intricate detailing to the classic architecture.

Located in the heart of Halifax, this property offers the perfect blend of tranquility and convenience. Imagine waking up to the picturesque surroundings of Skircoat Green & Savile Park, with all the amenities of Halifax just a stone's throw away.

Don't miss this opportunity to own a piece of history and make this character property your own. With its generous living spaces and timeless appeal "The gables" is ready to welcome you home



Council Tax Band: F



### ENTRANCE VESTIBULE

The front entrance door with period leaded and stained glass panels above and to the side opens into the entrance vestibule. With mosaic tiled floor, panelling and complementing colour scheme to the remaining walls and matching cornice to ceiling.

From the Entrance Vestibule a door opens to the

### ENTRANCE HALL

This impressive entrance hall has a cornice to ceiling, wood panelling, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

### SITTING ROOM

14'11" x 21'5" into bay window

This delightful sitting room has an angular bay window to the front elevation with uPVC double glazed units enjoying an attractive garden outlook. There is a feature Adams style fireplace to the chimney breast with marble inset and a coal effect living flame fire on matching hearth. This delightful room has oak panelling to the walls with ornate plasterwork to the ceiling and columns to either side of the bay window. Further window to the side elevation providing this room with its light and spacious aspect, two radiators with covers one TV point, and a fitted carpet.

From the Entrance Hall a door opens to the

### DRAWING ROOM

16'5" x 13'10"

This second reception room has double glazed windows to the front elevation enjoying an attractive garden outlook, feature period fireplace to the chimney breast with marble fireplace and hearth and encased solid fuel stove. Ornate cornice to ceiling with matching delph rack, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

### DINING ROOM

19'10" x 14'10"

This superb Dining Room has oak panelling to all walls with complementing colour scheme above. Feature oak fireplace with inset coal effect living flame gas fire on a matching hearth, ornate plasterwork to ceiling with matching centre rose, uPVC double glazed windows to the rear elevation, one radiator with cover and a fitted carpet.

From the Entrance Hall a door opens to the

### DOWNSTAIRS CLOAKROOM

With modern white two piece suite in vanity unit comprising hand wash basin with mixer tap and low flush W/C, two uPVC double glazed windows to the side elevation, inset spotlight fittings to the ceiling, tiled floor and one double radiator. Double doors to cupboard with fitted shelves providing useful storage facilities.

From the Entrance Hall a door opens to

### INNER HALL

With side entrance door. Door with steps leading down to cellars and a Servants Staircase leading to the first floor accommodation.

From the Inner Hall a door opens into the

### BREAKFAST KITCHEN

12'2" extending to 20'11" x 15'10"

This spacious breakfast kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with a centre island with fitted drawers, single drainer 1 1/2 bowl sink unit with mixer tap, integrated dishwasher and a gas fired Aga. The kitchen has granite work surfaces with matching splash backs with complementing colour scheme above and a Kamdeen floor, uPVC double glazed windows to the rear elevation, AND inset spotlight fittings to the ceiling.

Breakfast Area with uPVC double glazed window to the rear elevation, Kamdeen floor, and one double radiator.

### SUITE OF CELLARS

With

### HALLWAY

With rear entrance door and uPVC double glazed window to the side elevation. Door to

### BOILER ROOM

Housing the Worcester combination and pressurised gas central heating system.

From the Hallway a door to the

### UTILITY ROOM

13'0" x 7'6"

With uPVC double glazed window to the rear elevation, white Belfast sink unit with mixer tap, plumbing for a washing machine and power point for dryer. Double doors to cupboards with shelves providing useful storage facilities.

From the Utility Room a door opens to the

### INTEGRAL GARAGE

38'0" x 14'11" narrowing to 13'10"

This extremely spacious double garage has an electric up and over double door to the rear elevation. This integral garage and store has power and light.

From the Garage there is a door to the Hall with door to

### KEEP CELLAR

With stone shelves providing useful storage facilities and door to

### WINE CELLAR

With uPVC double glazed window to the side elevation, stone shelves providing useful storage facilities.

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

### HALF LANDING

With wood panelling and an impressive period stained glass and leaded Window to the side elevation. From the Half Landing stairs continue to the

### GALLERIED LANDING

With oak panelling and fitted carpet, cornice to ceiling and one double radiator.

From the Landing a door opens to

### MASTER BEDROOM

21'5" x 16'4"

This spacious double bedroom has an angular bay window to the front elevation incorporating uPVC double glazed window units with an attractive garden outlook. Adams style period fireplace with open grate cast iron fire, built-in wardrobes with fitted shelves and drawers to one wall, cornice to ceiling with matching picture rail, one double radiator, one single radiator, one TV point, and a fitted carpet.

From the Bedroom a door opens to

### EN SUITE BATHROOM

With four piece suite comprising matching wash basins in vanity unit, low flush W/C and paneled bath with mixer tap and shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. Cornice to ceiling and inset spotlight fittings, uPVC double glazed window to the front elevation, one double radiator and a heated towel rail.

From the Landing a door opens to

### BEDROOM THREE

14'9" x 16'9"

This double bedroom has a period fireplace to the chimney breast with a cast iron fire, uPVC double glazed windows to the front elevation, built-in wardrobes to one side of the chimney breast, cornice to ceiling, matching picture rail, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO

19'10" x 14'11"

This spacious double bedroom has uPVC double glazed windows to the rear elevation, feature period fireplace with wood fire surround. To one side of the chimney breast there are built-in wardrobes, cornice to ceiling with matching picture rail, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM FOUR/OFFICE

12'5" x 15'11"

This fourth bedroom which is presently used as an office has a uPVC double glazed window to the rear elevation, built-in cupboards and shelves to either side of the chimney breast, cornice to ceiling with inset spotlight fittings, one double radiator and a fitted carpet.

From the Landing a door to an

### INNER LANDING

With door to

### STORE ROOM

With window to the side elevation. From the Inner Landing servants staircase leads down to the ground floor. Door to

### BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with mixer tap and a separate shower unit. The bathroom is tiled around the three piece suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, door to cylinder cupboard with fitted shelves, chrome heated towel rail/radiator, inset spotlight fittings to the ceiling.

From the Inner Landing Servants Staircase with fitted carpet leads to the

### SECOND FLOOR LANDING

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

### STORE ROOM

With uPVC double glazed window and a fitted carpet.

From the Landing door opens to a

### SEPARATE TOILET

With low flush WC and velux double glazed skylight window.

From the Landing a door opens to

### BEDROOM FIVE

16'6" x 2'17"

This very spacious double bedroom has double glazed windows to the front elevation and Velux double glazed skylight window providing a light and spacious aspect, and a fitted carpet.

From the Landing a door to

### STORE ROOM

12'11" x 6'0"

With skylight window and fitted carpet. Providing useful storage facilities.

From the Landing a door opens to

### BEDROOM SEVEN

16'4" x 13'11"

With double glazed window to the front elevation, beam to ceiling, cast iron fireplace to the chimney breast and built-in wardrobes to one side, fitted carpet. From the Landing a door opens to

### BEDROOM SIX

20'0" x 15'0"

This double bedroom has uPVC double glazed windows to the front elevation, period cast iron fireplace to the chimney breast with built-in wardrobes to one side and a fitted carpet.

From the Landing a door opens to

### BEDROOM EIGHT

12'4" x 16'2" including storage area

With uPVC double glazed window to the rear elevation and a fitted carpet. Door to under the eaves storage.

### GENERAL

The property is constructed of stone and is surmounted with a 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 (except second floor). The property is freehold and in council tax band G

### EXTERNAL

to the front of the property there is a delightful landscaped garden including a lawn and a flower and shrub border, flagged path leading to patio area and the front entrance door. To one side of the property there is a flagged path leading to the side entrance door. To the rear of the property, accessed from Clifton Road, there is a block paved area with off road parking for several vehicles and access to the integral garage.

### TO VIEW

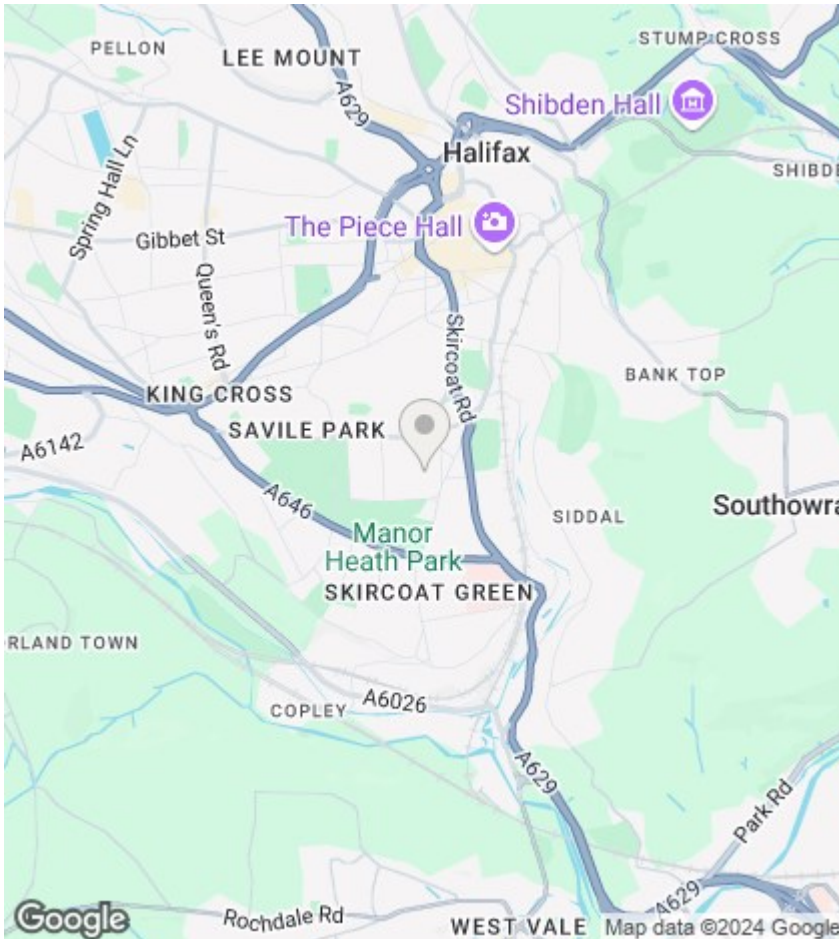
Strictly By Appointment please telephone Property@kemp&co on 01422 349222

### DIRECTIONS

SAT NAV HX3 OBS







## Directions

SAT NAV HX3 OBS

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

