

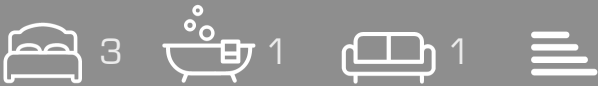
98 Dudwell Lane, Skircoat Green, Halifax, HX3 0SH

Offers Over £280,000

- : Highly Desirable Location
- : Period Stone Built Terraced Family Home
- : Modern Open Plan Dining Kitchen
- : Modern Bathroom
- : Realistically Priced
- : Close To Outstanding Schools
- : Attractive Accommodation
- : Lounge with Bay Window
- : Easy Access To Halifax Town Centre & M62
- : Viewing Essential

98 Dudwell Lane, Halifax HX3 0SH

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this traditional stone built period terraced residence providing attractive and modern family accommodation. Just step inside this delightful family home and you cannot fail to be impressed by the accommodation provided which briefly comprises of Entrance Hall, Lounge with bay window, modern open plan dining kitchen, basement cellar, three bedrooms, modern bathroom, gardens to front, yard to the rear, uPVC double glazing and gas central heating. 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. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is absolutely essential.



Council Tax Band: C



ENTRANCE HALL

With uPVC double glazed front entrance door with uPVC double glazed windows to either side and above, cornice to ceiling with matching picture rail, tiled floor, one double radiator.

From the Entrance Hall a door opens into the

LOUNGE

16'10" x 11'5" into bay window

This delightful lounge has a square bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook. Feature ingle nook fireplace, cornice to ceiling, two double radiators, one telephone point, one TV point and a laminate wood floor.

From the Entrance Hall a door opens to an

OPEN PLAN DINING KITCHEN

17'3" x 16'1" into bay window

This open plan modern dining kitchen is fitted with a range of wall and base units incorporating solid wood work surfaces with a white enamel sink unit with mixer tap, Belling five ring gas cooking range with extractor in stainless steel canopy above, centre island with breakfast bar and integrated dishwasher. The kitchen is tiled around the work surface with complementing colour scheme to the remaining walls and a matching tiled floor. In the dining area there is an angular bay window to the rear elevation with uPVC double glazed units, feature fireplace, one single radiator and a tiled floor, uPVC double glazed rear entrance door and uPVC double glazed window to the rear elevation.

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

BASEMENT CELLAR

This utility cellar has power and light and is plumbed for a washing machine. Access to the basement can also be gained from the rear yard.

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

FIRST FLOOR LANDING

With door to cupboard with fitted shelves providing useful storage facilities, laminate wood floor.

From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C and panelled bath with shower unit. The bathroom is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, chrome heated towel rail/radiator and a uPVC double glazed window to the rear elevation.

From the Landing a door opens to

BEDROOM ONE

13'6" x 11'5"

This double bedroom has a uPVC double glazed window to the rear elevation, period cast iron fireplace to the chimney breast, one single radiator and a laminate wood floor. From the Landing a door opens to

BEDROOM TWO

9'6" extending to 10'8" x 13'4"

This second double bedroom has a uPVC double glazed window to the front elevation, a period cast iron fireplace to the chimney breast, one single radiator and laminate wood floor.

From the Landing a door opens to

BEDROOM THREE

7'10" x 10'4"

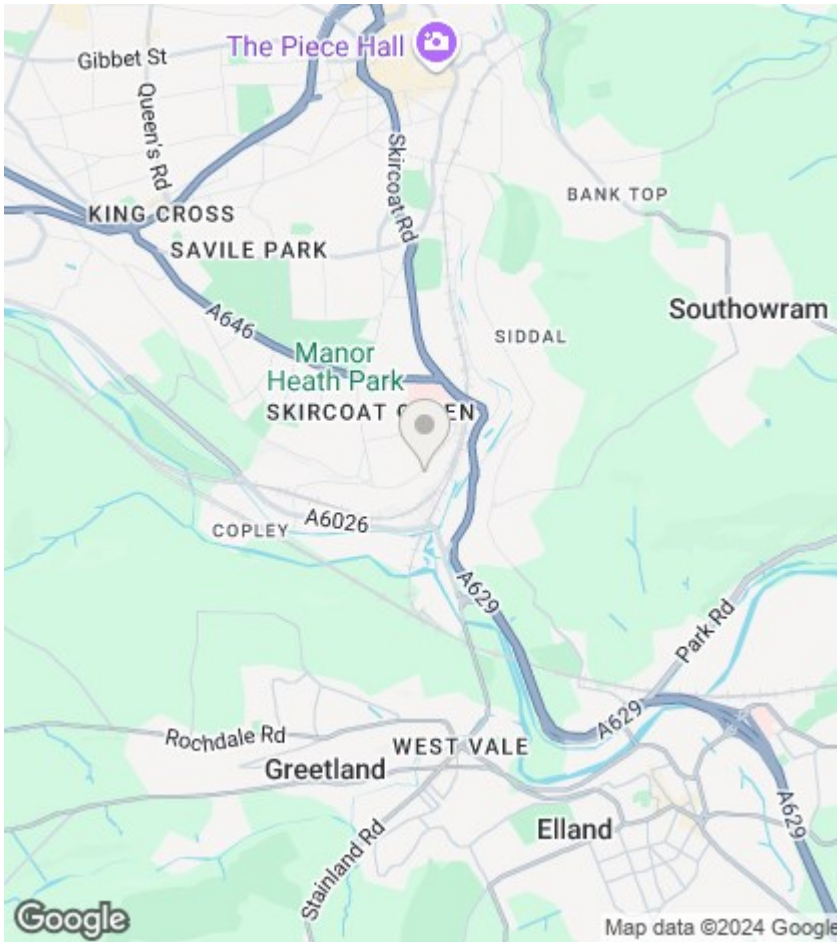
With uPVC double glazed window to the front elevation enjoying a garden outlook, one single radiator and a laminate wood floor. Access via a loft ladder to a partially boarded loft.

GENERAL

The property is constructed of stone and is 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.

EXTERNAL

To the front of the property there is a flagged patio area with lawn and path leading to the front entrance door. To the rear there is a yard with steps down to the basement utility cellar.



Directions

SAT NAV HX3 OSH

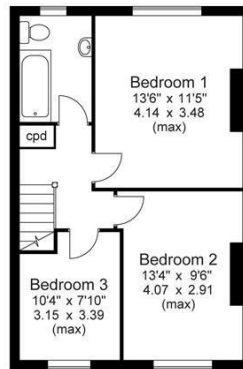
Viewings

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

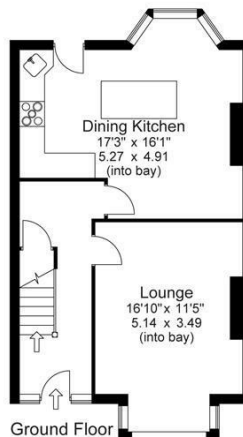
EPC Rating:

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 = 1008 Sq. Feet
= 93.6 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.