

23 Stafford Parade, Skircoat Green, Halifax, HX3 0PD

Offers Over £180,000

- : Desirable and Convenient location
- : Attractive Accommodation
- : 2 Double Bedrooms
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Stone Built Period Terraced Residence
- : Close to outstanding Schools
- : Modern Bathroom & Kitchen
- : Garden To The Rear
- : Viewing Essential

23 Stafford Parade, Halifax HX3 0PD

Situated in this highly desirable and much sought after residential location lies this traditional stone built terraced property providing attractive two bedroomed accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which has a wealth of quality fixtures and fittings and briefly comprises an entrance hall, lounge, spacious dining kitchen, basement cellar, two bedrooms, a modern bathroom, gardens, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre and the M62 motorway network linking the business centres of Manchester and Leeds. The property will be of special interest to the first time buyer or young family and an early appointment to view is strongly recommended.



Council Tax Band: B



ENTRANCE HALL

with cornice to ceiling with matching picture rail, one single radiator and a laminate wood floor.

From the Entrance Hall a door opens into the

LOUNGE

12'9" x 12'2"

With uPVC double glazed window to the front elevation, feature fireplace incorporating marble inset and hearth with coal effect living flame gas fire, cornice to ceiling with matching centre rose, one single radiator, one TV point and a laminate wood floor.

From the Entrance Hall a door opens into the

DINING KITCHEN 4.09m x 3.64m

13'5" x 11'11"

With modern fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring electric hob with fan assisted electric oven and grill and integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation overlooking the rear garden, one single radiator and a laminate wood floor, uPVC double glazed rear entrance door.

From the Dining Kitchen a door opens to cellar head with uPVC double glazed window to the rear elevation and plumbing for a washing machine. Steps lead down to the

BASEMENT CELLAR

Which has a period cast iron cooking range in the fireplace and houses the central heating boiler and gas and electric meters. The basement has potential to be used for further living accommodation subject to obtain relevant building regulations.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation, picture rail and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

11'11" x 11'3"

With a uPVC double glazed window to the rear elevation, period cast iron fireplace to the chimney breast, one single radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO

12'2" x 10'4"

With uPVC double glazed window to the front elevation, the bedroom furniture is negotiable, one single radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

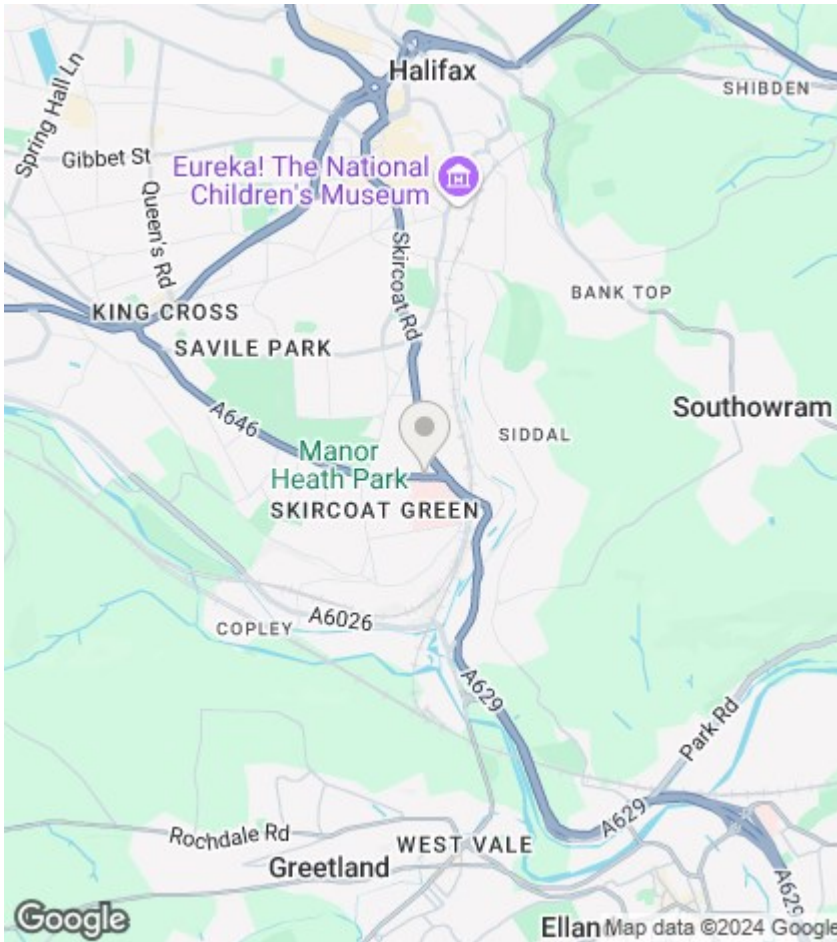
With modern white three piece suite comprising pedestal wash basin, low flush W/C and panelled bath with overhead and hand held shower units. The bathroom is fully tiled and has a uPVC double glazed window to the front elevation, chrome heated towel rail/radiator, airing cupboard with fitted shelves.

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 and in council tax band B.

EXTERNAL

To the front of the property there is a small flagged patio area with path to the front entrance door. To the rear there is an enclosed garden with artificial turf and flagged area with mature shrubs.



Directions

SAT NAV HX3 0PD

Viewings

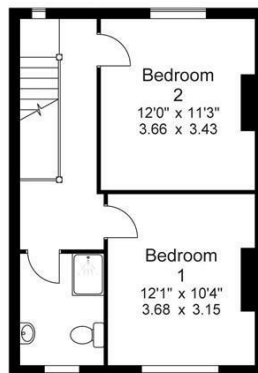
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

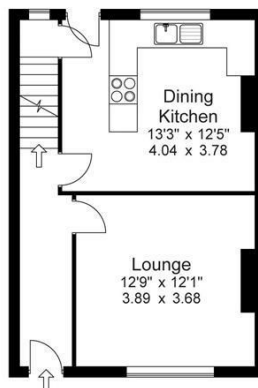
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 829 Sq. Feet
= 76.85 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.