



19 Linden Road, Skircoat Green, Halifax, HX3 OBS

Offers Over £199,995

- : Highly Desirable Location
- : Conservatory
- : Downstairs Cloakroom
- : Easy Access to The Local Amenities Of Skircoat Green
- : Realistically Priced
- : Quasi semi In Block Of 4
- : Garage
- : Good Size Garden
- : Requires Some Modernising
- : Viewing Strongly Recommended

19 Linden Road, Halifax HX3 0BS

Welcome to this quasi semi-detached house located on Linden Road in the picturesque area of Skircoat Green. This delightful property boasts a cosy reception room and a conservatory, perfect for relaxing with family and friends. The property has 2 bedrooms, a kitchen, a downstairs cloakroom, a bathroom, a garage and a garden.

The semi-detached layout ensures a sense of privacy and tranquility, making it an ideal retreat from the hustle and bustle of daily life.

Although the property requires some modernising this is reflected in the asking price it does have the benefit of double glazing gas central heating.

Situated in a sought-after neighbourhood, this house is surrounded by local amenities, schools, and green spaces, making it an extremely convenient location. Whether you're looking to settle down or seeking to down size, this property offers endless possibilities for its next owners.

Don't miss out on the chance to make this house your home sweet home in Halifax. Book a viewing today and step into the welcoming atmosphere of the community of Skircoat Green



Council Tax Band: C



CONSERVATORY

11'9" x 9'5"

With uPVC double glazed windows to three elevations, a uPVC double glazed roof and a fitted carpet.

From the Conservatory a door opens into the

LOUNGE

18'5" x 10'6"

With Adams style fireplace incorporating a living flame gas fire on a matching hearth, sliding patio doors open in to the Conservatory, cornice to ceiling, one telephone point, one double radiator and a fitted carpet.

From the Lounge a doorway through to the

BREAKFAST KITCHEN

12'0" x 5'11"

Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, electric cooker and plumbing for a washing machine. The kitchen is tiled around the works surface with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation and a fitted carpet.

From the Lounge a door opens to a

DOWNSTAIRS CLOAKROOM

With low flush WC.

From the Lounge stairs with fitted carpet and uPVC double glazed window to the side elevation lead to the

LANDING

With access to the loft and a fitted carpet. From the Landing a door opens to the

BATHROOM

With white three piece suite comprising pedestal wash basin, low flush WC and panelled bath. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls,

Velux double glazed skylight window, one single radiator.

From the Landing a door opens to

BEDROOM TWO

10'5" narrowing to 7'6" x 11'10"

With two Velux double glazed skylight windows, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

9'3" x 14'11"

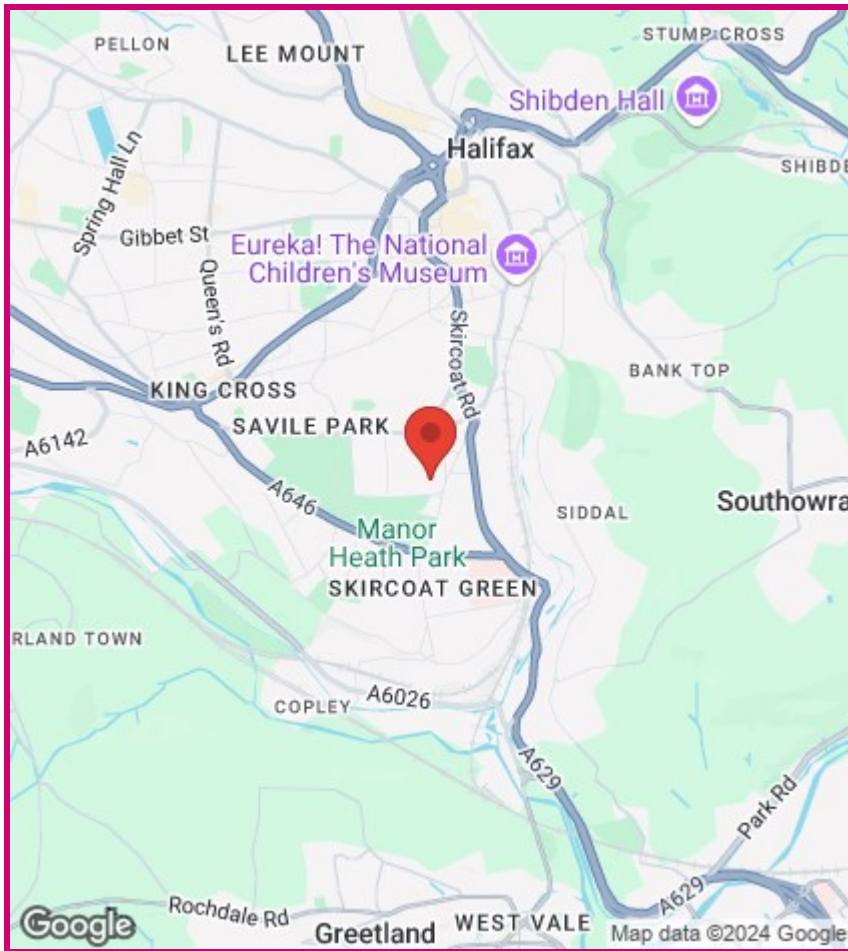
This double bedroom has two Velux double glazed skylight windows, one single radiator and a fitted carpet.

GENERAL

The property 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 is in council tax band

EXTERNAL

To the front of the property there is a tarmacked drive leading to an Integral Garage with up and over door. There is a large garden with flagged path to the side.



Directions

SAT NAV HX3 OBS

Viewings

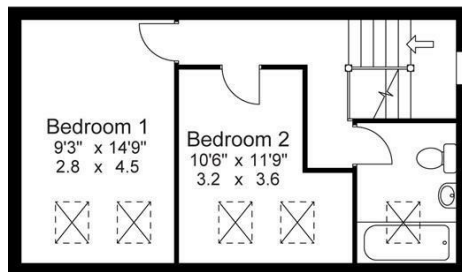
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

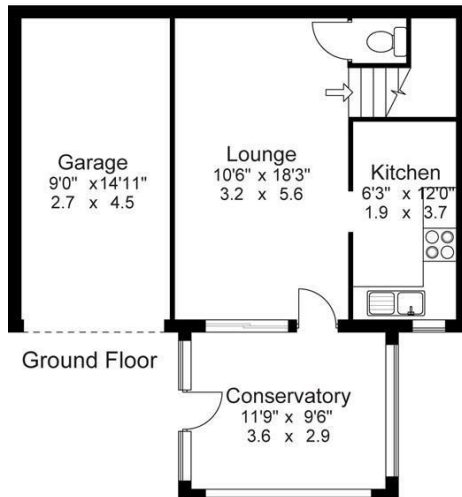
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 977 Sq. Feet
 (inc. Garage) = 90.8 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.