



18 Springwood Drive, Lower Skircoat, Halifax, HX3 OTQ

Offers Around £300,000

- : Desirable Location
- : Superb Panoramic Views
- : Modern Bathroom
- : Garage
- : No Upward Chain
- : South Facing Extended Bungalow
- : Modern Open Plan Dining Kitchen
- : Gardens
- : Easy Access to Halifax Skircoat Green & Sowerby Bridge
- : Viewing Essential



## 18 Springwood Drive, Halifax HX3 0TQ

Situated in this highly desirable and much sought after residential location, lies this recently modernised and extended two bedroomed detached bungalow providing attractive modern accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises of an entrance hall, lounge, modern fully fitted extended dining kitchen, two bedrooms, modern bathroom, gardens to front and rear, garage with off road parking in front, 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 the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a quality detached bungalow in this sought after area and an early appointment to view is essential.



Council Tax Band: B



#### ENTRANCE HALL

With cornice to ceiling, access via a ladder to a fully boarded and insulated loft, radiator with cover, double doors open to cupboard housing the Worcester central heating boiler and providing coat hanging facilities, and a laminate wood floor.

From the Entrance Hall a door opens into

#### BEDROOM TWO

7'5" x 9'3" max

With uPVC double glazed window to the front elevation enjoying attractive panoramic views, radiator with cover, inset spotlight fittings to the ceiling and a fitted carpet.

From the Entrance Hall a door opens to the

#### SPACIOUS LOUNGE

16'8" x 11'11"

With floor to ceiling large feature uPVC double glazed window to the front elevation enjoying superb panoramic views and a uPVC double glazed door opening onto a south facing balcony with steps down to the front garden. There is a feature marble fireplace with matching hearth, cornice to ceiling, one TV point, one radiator with cover, one telephone point and a fitted carpet.

From the Entrance Hall a door opens to

#### BATHROOM

With modern white three piece suite comprising

hand wash basin with mixer tap, low flush WC in vanity unit and walk-in shower cubicle with shower unit. This attractive bathroom is fully tiled and has a uPVC double glazed window to the side elevation, inset spotlight fittings to the ceiling, extractor fan and one single radiator.

From the Entrance Hall a door opens into

#### BEDROOM ONE

14'4" x 11'10"

This spacious double bedroom has a uPVC double glazed window to the rear elevation overlooking the rear garden, wood panelling to one wall, radiator with cover and a fitted carpet.

From the Entrance Hall a door opens into the

#### SPACIOUS DINING KITCHEN

19'8", 15'4"2" x 9'5"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, Rangemaster Toledo multi-fuel cooking range with extractor hood above and matching splash back, integrated dishwasher, plumbing for a washing machine and Kenwood American style fridge freezer included. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the side elevation.

#### DINING AREA

With uPVC double glazed French doors opening



onto the rear patio garden, further uPVC double glazed window to the rear elevation providing a light and spacious aspect, radiator with cover and a laminate wood floor.

GENERAL

The property is constructed of brick and has a tiled 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 is in council tax band B

EXTERNAL

To the front of the property there is a tiered garden with mature plants and shrubs and a south facing balcony with steps to the side entrance door. To the side of the property there is a path and a gate which continues to the rear where there is a landscaped garden with flagged patio area and steps to a raised patio garden. To the remaining side of the garden there is a further path and gate. There is a single garage within 10m of the property with an up and over door and parking for one vehicle in front

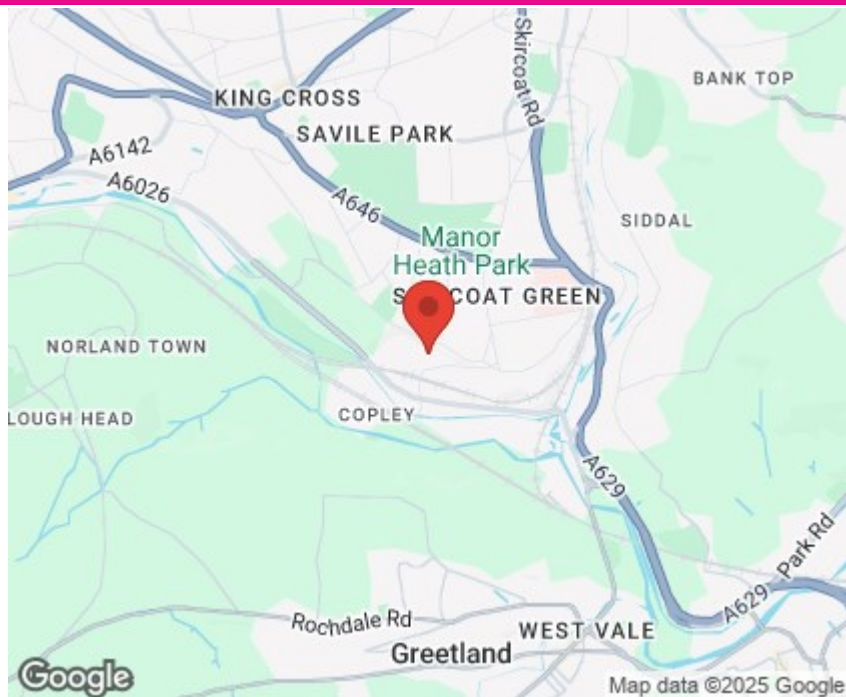
DIRECTIONS

Sat Nav HX3 OTQ










## Directions

HX OTQ

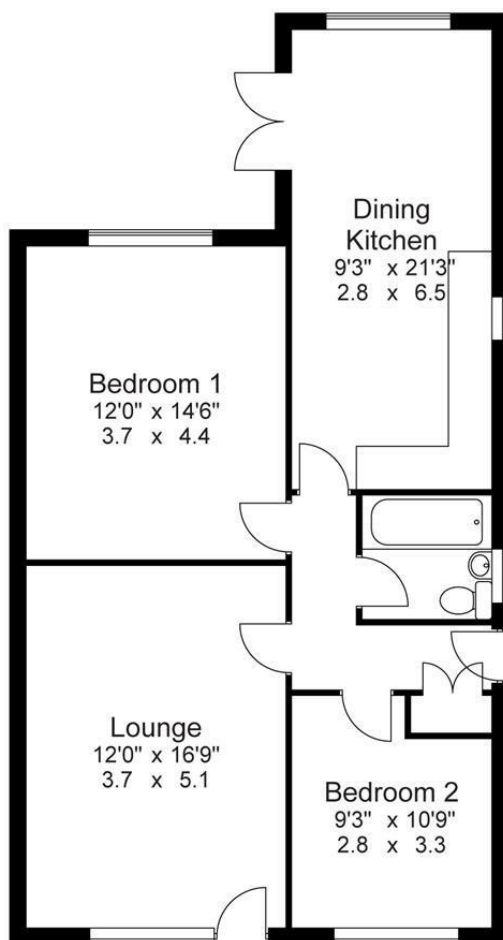
## Viewings

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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Floor Area = 769 Sq. Feet  
= 71.5 Sq. Metres



For illustrative purposes only. Not to scale.