



8 Elm Gardens, Skircoat Green Road, Halifax, HX3 0AB

Offers Over £280,000

- : Highly Desirable Residential Location
- : Ideal Family Home
- : Gardens
- : Downstairs Cloakroom
- : Realistically Priced
- : Easy Access to Halifax & M62
- : Close To Outstanding Schools
- : Detached Garage & Further Parking
- : Spacious Lounge with Conservatory
- : Viewing Essential

8 Elm Gardens, Halifax HX3 0AB

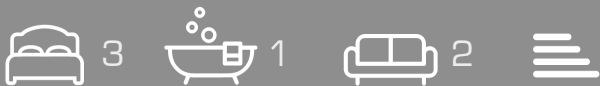
Situated in this highly desirable and extremely convenient residential location, lies this three bedroomed semi-detached family home providing attractive accommodation in this sought after location.

The property briefly comprises an entrance hall, spacious lounge, modern fitted dining kitchen, utility room, downstairs cloakroom, three bedrooms, bathroom, separate toilet, garage, gardens, 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 networks linking the business centres of Manchester and Leeds.

Elm Gardens is a peaceful neighbourhood, known for its friendly community and proximity to local amenities, schools, and parks. This home presents a wonderful opportunity for anyone looking to settle in a welcoming environment while enjoying the comforts of a classic British home.

This ideal family home is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is highly recommended. Do not miss the chance to make this charming property your own.



Council Tax Band: D



ENTRANCE HALL

Front entrance door open into the entrance hall which has a cornice to ceiling, one double radiator, door to under the stairs cupboard housing the Worcester central heating boiler and providing useful storage facilities.

From the Entrance Hall a door opens into the

LOUNGE

19'1" x 12'5"

With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, feature fireplace with wood fire surround, marble inset and hearth and coal effect living flame gas fire, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

From the Lounge uPVC double glazed doors open into the

CONSERVATORY

9'6" x 11'1"

With uPVC double glazed windows to three elevations and French doors opening onto the rear garden, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

DINING KITCHEN

12'11" x 13'9"

Being fitted with a range of modern base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel and glazed canopy above, integrated fan assisted electric oven and grill, and an integrated fridge. The kitchen has matching splash backs with complementing colour scheme to the remaining walls and a matching floor, two uPVC double glazed windows to the rear elevation providing this room with its light and spacious aspect, cornice to ceiling, and one double radiator.

From the Dining Kitchen a door opens to a WALK-IN PANTRY with fitted shelves providing useful storage facilities, and a window to the side elevation.

From the Dining Kitchen a uPVC double glazed door opens into the

UTILITY ROOM

10'4" x 6'9" max narrowing to 4'4"

With uPVC double glazed windows to the front and side elevations, uPVC double glazed entrance door and plumbing for an automatic washing machine with space for a tumble dryer.

From the Utility Room a door opens into the

DOWNSTAIRS CLOAKROOM

With modern white low flush WC and uPVC double glazed window to the rear elevation.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation with stained glass upper panel, access via loft ladder to the insulated and partially boarded loft.

From the Landing a door opens to the

SEPARATE TOILET

With modern white low flush WC. This separate toilet is extensively tiled including the floor with complementing colour scheme to the remaining walls and a uPVC double glazed window with leaded and stained glass upper section.

From the Landing a door opens to

BEDROOM THREE

7'10" x 6'11"

This single bedroom has a uPVC double glazed window to the front elevation enjoying an attractive garden outlook with leaded and stained glass upper panels, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

12'4" x 11'9"

This second double bedroom has a uPVC double glazed window to the rear elevation, cornice to ceiling, matching picture rail, one single radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE

13'10" x 11'9"

With uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

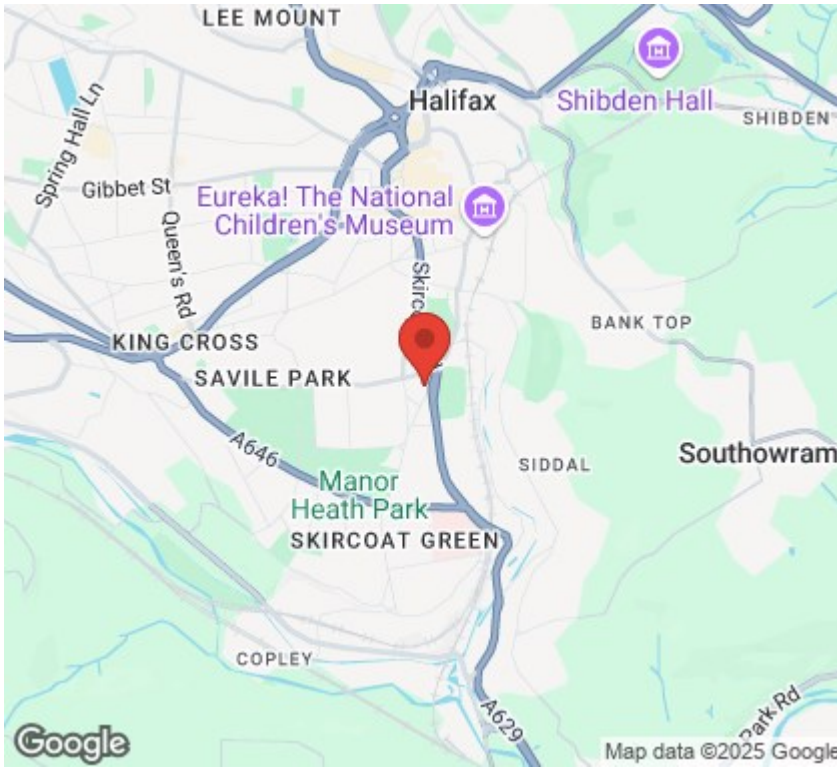
With modern white two piece suite comprising hand wash basin with mixer tap in vanity unit and a panelled bath with mixer shower tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a tiled floor, uPVC double glazed window to the side elevation and a chrome heated towel rail/radiator.

GENERAL

The property is constructed of brick and is partially rendered. 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 D

EXTERNAL

To the front of the property there is a flagged patio with access to the front entrance door and a delightful garden with a lawn and mature plants and shrubs. To the side of the property there is a shared tarmacked drive which continues to the rear of the property where there is block paved patio area, lawn with mature plants and shrubs, a detached garage with an electric up and over door and a large tarmacked area providing off road parking facilities.



Directions

SAT NAV HX3 OAB

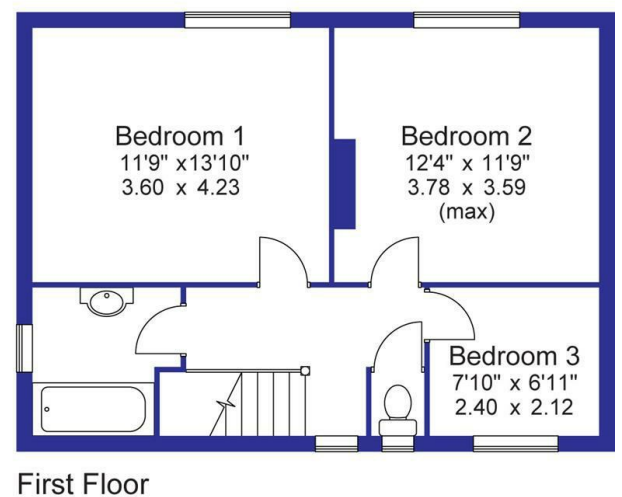
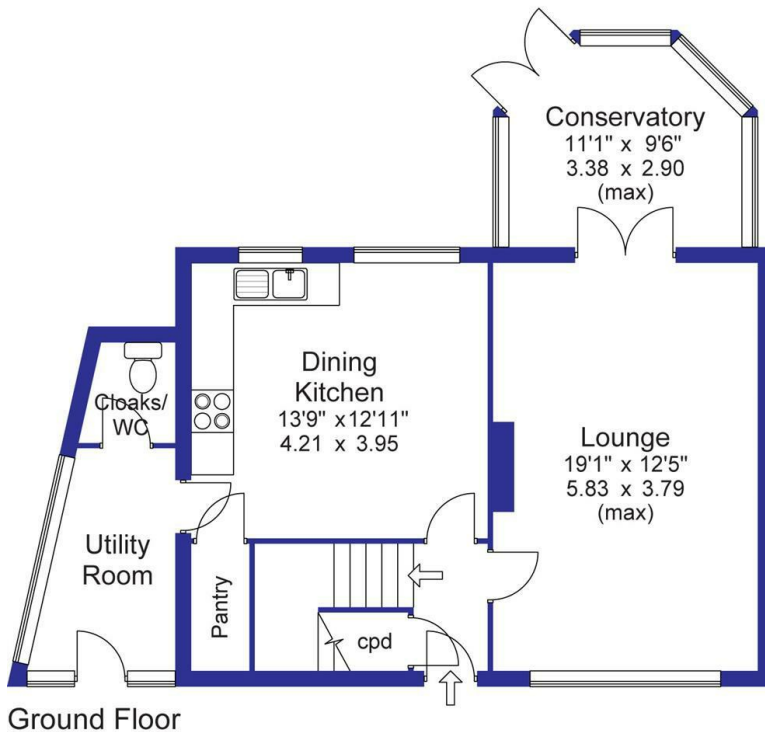
Viewings

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 = 1204 Sq. Feet
= 111.9 Sq. Metres



For illustrative purposes only. Not to scale.