

333 Skircoat Green Road, Skircoat Green, Halifax, HX3 OLX

Offers In The Region Of £260,000

- : Highly Desirable Location
- : 3 Good Sized bedrooms
- : Modern Dining Kitchen & Bathroom
- : Gardens
- : Realistically Priced
- : Close To Outstanding Schools
- : 3 Bedrooms
- : Utility Room
- : Easy Access to Halifax & M62
- : Viewing essential

333 Skircoat Green Road, Halifax HX3 0LX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this spacious three bedroomed stone built period terraced residence providing attractive family accommodation. The property briefly comprises an entrance vestibule, entrance hall, lounge with bay window, fully fitted dining kitchen, utility room, basement cellar, three double bedrooms, bathroom, small garden to front, yard to 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. 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 strongly recommended to avoid disappointment.



3



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2



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Council Tax Band: C



ENTRANCE VESTIBULE

With period tiles to the wall and floor and complementing colour scheme to the remaining walls. a stained glass and leaded period door opens into the

ENTRANCE HALL

With cornice to ceiling, picture rail, one double radiator and a fitted carpet. A leaded and stained glass door opens into the

LOUNGE

.78'8" into bay window x 11'10"

With angular bay window to the front elevation incorporating uPVC double glazed units with leaded and stained glass upper panels, feature fireplace with wood fire surround with multi-fuel stove on a matching hearth, cornice to ceiling with matching picture rail, one TV point, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to the

MODERN FULLY FITTED DINING KITCHEN

12'1" x 13'7"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces and a four ring electric hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, stainless steel single drainer sink unit with mixer tap, integrated fridge freezer and plumbing for dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching wood floor, uPVC double glazed window to the rear elevation, cornice to ceiling, one double radiator.

From the Dining Kitchen a stained glass and leaded panelled door opens into the

UTILITY ROOM

7'8" x 8'7"

With fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, plumbing for washing machine. The utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator, cornice to ceiling, inset spotlight fittings, wood floor and a uPVC double glazed rear entrance door.

From the Utility Room a door opens to stone steps leading down to the

BASEMENT CELLAR

Providing excellent storage facilities with potential to provide further living accommodation, window to the rear elevation, one double radiator. Door to

STORE CELLAR

Housing the Ideal Logik combination boiler and providing further storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet, cornice to ceiling, a panelled door opens into the

BATHROOM

With modern white four piece suite comprising pedestal wash basin, low flush WC, panelled bath with mixer shower tap and a shower cubicle with shower unit. The bathroom is panelled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, extractor fan, inset spotlight fittings and a chrome heated towel rail/radiator.

From the Entrance Hall a door opens into

BEDROOM TWO

13'8" x 9'7"

With uPVC double glazed window to the rear elevation, period cast iron fireplace to chimney breast, cornice to ceiling with matching picture rail, one double radiator and a laminate wood floor.

From the Landing a door opens to

BEDROOM ONE

15'9" x 13'5"

This spacious double bedroom has uPVC double glazed windows to the front elevation, period cast iron fireplace to the chimney breast, cornice to ceiling with matching picture rail, one double radiator and a fitted carpet.

From the Landing a door opens to stairs with fitted carpet leading to

BEDROOM THREE

.180'5" x 14'1"

With Velux double glazed skylight window, doors to fitted shelves and cupboards and under the eaves storage, polished wood floor, one double radiator.

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 is in council tax band C

EXTERNAL

To the front of the property there is a small garden with path to the front entrance door. To the rear there is a private garden.



Directions

SAT NAV HX3 0LX

Viewings

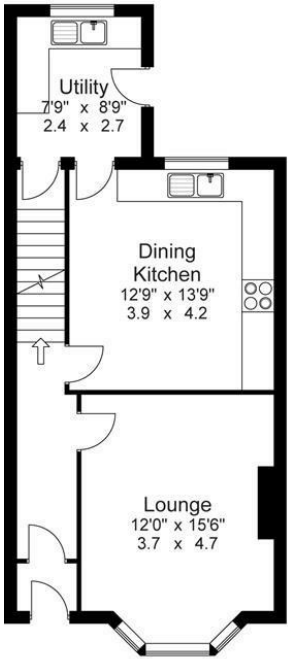
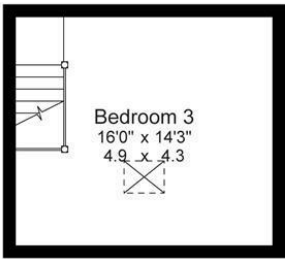
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

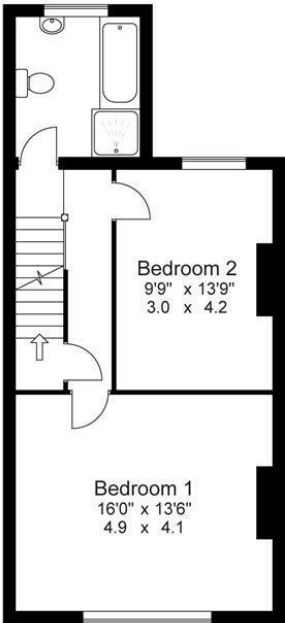
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 1255 Sq. Feet
= 116.7 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.