



"Broadwood", 36 Rawson Avenue, Skircoat Green, Halifax, HX3 OLR

Offers Over £475,000

- : Highly Desirable Location
- : 2 Reception Rooms & Conservatory
- : 3 Double Bedrooms & One Single Bedroom
- : Detached Garage & Further Parking
- : Realistically Priced
- : Close To Outstanding Schools
- : Spacious Utility Room & Downstairs Cloakroom
- : Delightful Gardens
- : Easy Access to Halifax & M62
- : Viewing Essential

# 36 Rawson Avenue, Halifax HX3 0LR

Located in the highly desirable residential area of Skircoat Green, Halifax, this delightful semi-detached house on Rawson Avenue offers a perfect blend of character and modern living.

Upon entering, you are welcomed by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces. The three well-proportioned double bedrooms and a fourth single bedroom provide plenty of room for rest and privacy, making it an excellent choice for families or those seeking extra space for guests or a home office.

The property features a well-appointed bathroom, ensuring convenience for all residents. Outside, there is a detached garage and further parking available, adding to the practicality of this lovely home.

Skircoat Green is known for its friendly community atmosphere and is conveniently located near local amenities, outstanding schools, and parks, making it an ideal location for families. This property presents a wonderful opportunity to own a delightful family home in a desirable area, combining comfort and convenience in one attractive package. Don't miss the chance to make this charming house your new home.



Council Tax Band: F



### ENTRANCE HALL

With cornice to ceiling with matching delph rack, wood floor and two double radiators.

From the Entrance Hall a door opens into the

### DINING ROOM

16'0" x 12'2"

With circular bay window to the front elevation with uPVC double glazed units with period leaded windows to the front elevation. Feature fireplace with gas fire on matching hearth, cornice to ceiling, one double radiator and a fitted carpet.

From the Dining Room double glass panelled doors open into the

### LOUNGE

16'3" x 12'2" into bay window

With bay window to the rear elevation with uPVC double glazed units and enjoying an attractive garden outlook. Period art deco fireplace with coal effect living flame gas fire on a matching hearth, cornice to ceiling, one double and one single radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

### BREAKFAST KITCHEN

16'6" x 9'8"

This breakfast kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer 1 bowl sink unit with mixer tap, four ring Cannon gas cooker with extractor above, integrated dishwasher and an integrated fridge. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a laminate wood floor, uPVC double glazed window to the side elevation and double-glazed window to the rear elevation enjoying an attractive garden outlook.

From the Kitchen a door opens into the

### CONSERVATORY

13'6" x 6'0"

With double glazed windows to three elevations providing an attractive garden outlook, double French doors open onto a flagged patio area. The conservatory has a wall mounted gas heater and a tiled floor.

From the Entrance Hall a door opens to

### DOWNSTAIRS CLOAKROOM

With two-piece suite comprising hand wash basin and low flush W/C, uPVC double glazed windows to the side elevation, the cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a tiled floor.

From the Entrance Hall a door opens to the

### UTILITY ROOM/CONVERTED GARAGE

14'1" x 8'10"

This converted garage is presently used as a utility room and has fitted base units and a stainless-steel single drainer sink unit, plumbing for an automatic washing machine, uPVC double glazed windows to the front and side elevations, Ideal Logik combination boiler and one double radiator.

From the Entrance Hall a staircase with fitted carpet leads to the

### HALF LANDING

With leaded stained-glass window to the side elevation. A door opens to

### BEDROOM THREE

14'1" x 9'3"

With arched uPVC double glazed window to the front elevation and a further uPVC double glazed window to the rear elevation providing this room with its light and spacious aspect, two double radiators and a fitted carpet.

From the Half Landing stairs continue to the

### FIRST FLOOR LANDING

With door to

### BATHROOM

The bathroom has a white four-piece suite comprising pedestal wash basin, low flush W/C, panelled bath and a fully tiled shower cubicle with Mira shower. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls. Two uPVC double glazed windows to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM TWO

17'0" x 12'6" into bay

This spacious double bedroom has a bay window to the rear elevation incorporating uPVC double glazed units enjoying an attractive garden outlook, to one side of the chimney breast there are built-in wardrobes, two single radiators and a fitted carpet.

From the Landing a door opens to

### BEDROOM ONE

16'2" into bay window x 12'5" excluding wardrobes.

This double bedroom has a bay window to the front elevation incorporating period leaded windows, to one wall there are built-in wardrobes with fitted drawers and shelves, one double radiator, and a fitted carpet.

From the Landing a door opens into

### BEDROOM FOUR

9'8" x 6'11"

This single bedroom is presently used as a home office and has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. From the Landing there is access to via a loft ladder to the

### CONVERTED LOFT

14'11" x 12'5"

With power and light and Velux double glazed skylight window. Doors to under the eaves storage and a fitted carpet.

### GENERAL

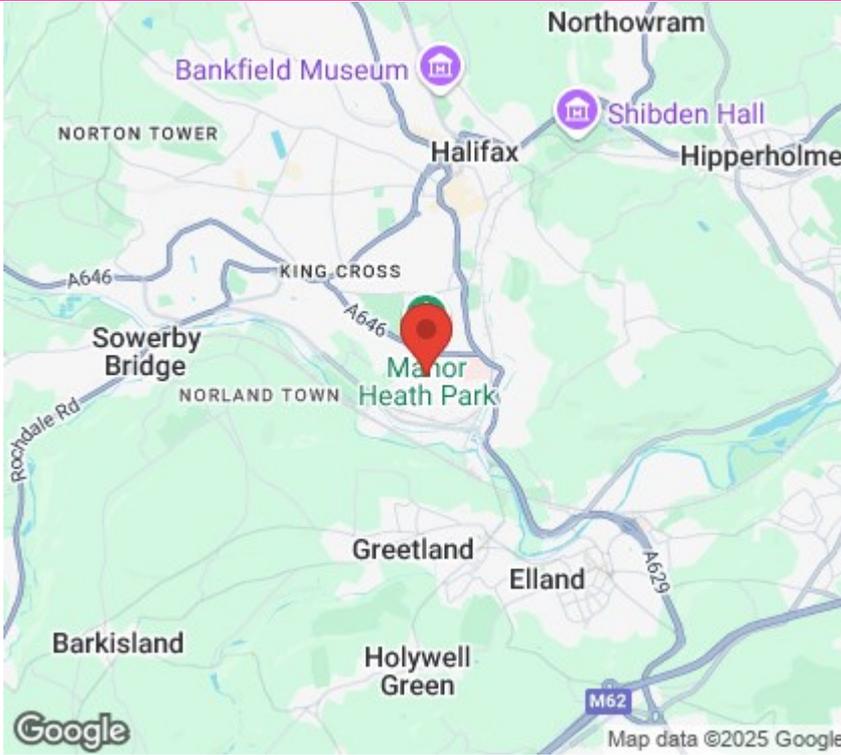
The property is constructed of stone and brick and surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric and the added benefit of gas central heating and uPVC double glazing. The property is Freehold and is in council tax band F.

### EXTERNAL

To the front of the property there is a block paved drive providing off road parking and leading to the detached garage with an up and over door. To the side of the property there is a path which leads to the rear of the property. To the rear of the property there is a delightful, landscaped garden with a flagged patio area and a lawn with mature plants and shrubs.







### Directions

SAT NAV HX3 0LR

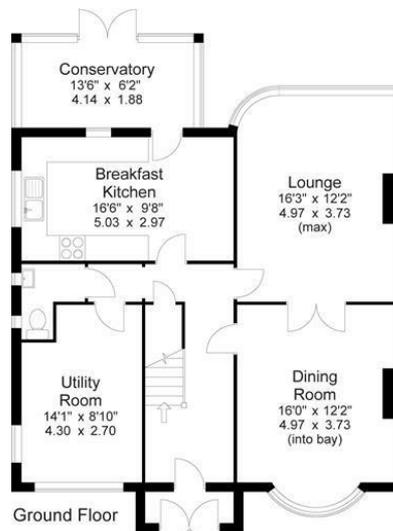
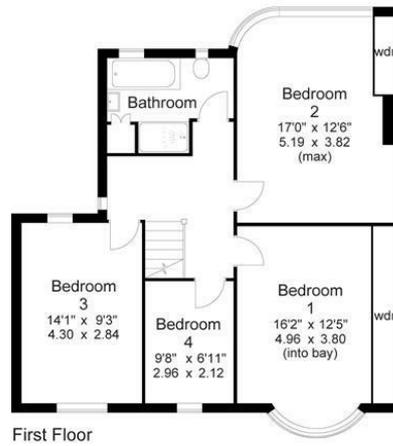
### Viewings

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 = 1762 Sq. Feet  
= 163.33 Sq. Metres



For illustrative purposes only. Not to scale.