



17 Springwood Drive, Lower Skircoat, Halifax, HX3 OTQ

Offers Over £325,000

- : Superb Family Home
- : Attractive Modern Accommodation
- : No Upward Chain
- : Easy Access to the Trans Pennine Road & Rail Network
- : The Property Is Now Empty Of Furniture
- : Breathtaking Panoramic Views
- : 4 Bedrooms & 2 Bathrooms
- : Close to Outstanding schools
- : South Facing Garden
- : Viewing Essential

17 Springwood Drive, Halifax HX3 0TQ

Situated in this highly desirable and much sought-after residential location, this attractive fully modernised 4 bedroomed detached residence enjoys breath-taking panoramic views and provides a most attractive and comfortable family home. It has stunning views over Norland and the surrounding countryside which can be enjoyed from the large south facing conservatory. All the rooms are light and airy with large windows which flood in the light. The accommodation is spacious, very flexible and family orientated. There are four bedrooms and two bathrooms. The accommodation is fluid and light filled with large open-plan living spaces that join with the stunning garden ideal for day-to-day family living. The property is situated in this highly desirable and extremely convenient residential location providing excellent access to Halifax, the M62 motorway network and the local amenities of Skircoat Green and Copley including 'outstanding schools. An internal inspection is absolutely essential to fully appreciate the superb views and attractive accommodation this property provides. NO UPWARD CHAIN



4



2



2



D

Council Tax Band: D



ENTRANCE PORCH

With uPVC double glazed panels to three elevations. Tiled floor.

From the Entrance Porch a uPVC double glazed entrance door opens into

SPACIOUS OPEN PLAN LOUNGE AND DINING AREA

26'8" x 14'5" narrowing 11'6"

Lounge Area: with uPVC double glazed window to the front elevation, feature "marble" fireplace with encased living flame fire with matching hearth. One tv point one double radiator. and a fitted carpet.

Dining Area: With One double radiator and a fitted carpet.

From the dining area through to the

CONSERVATORY

13'2" x 9'4"

This spacious conservatory takes full advantage of the superb panoramic views this property provides. It has uPVC double glazed windows to three elevations. uPVC double glazed door opens to steps leading to the south facing garden.

From the Lounge door to the

MODERN FULLY FITTED KITCHEN

10'8" x 9'9"

Being fully fitted with a range of modern grey wall and base units incorporating matching work surfaces with single drainer one and a half bowl sink unit with mixer tap, Delonghi multi fuel cooking range, integrated dishwasher, and an integrated washing machine. This attractive kitchen has rose gold coloured splash backs with complimenting colour scheme to the remaining walls. uPVC double glazed window to the front elevation enjoying delightful views. One double radiator, and a uPVC double glazed side entrance door.

INNER HALLWAY

With uPVC double glazed window to the front elevation, door to cupboard and one radiator.

From the Inner Hallway a panel door opens into

SHOWER ROOM

Being fitted with a modern white three-piece suite comprising pedestal wash basin, low flush wc and fully tiled shower cubicle with Mira shower unit. The shower room is fully tiled with a matching tiled floor. Modern radiator and an extractor fan. uPVC double glazed window to the front elevation.

From the inner hall door to

BEDROOM FOUR

10'5" x 9'5"

With sliding door to large under the stair's storage facility. uPVC double glazed window the side elevation. Cupboard housing the combination boiler. Fitted carpet. And a modern radiator.

From the Lounge stairs with fitted carpet lead to

LANDING

With uPVC double glazed window to the rear elevation and door to under the eave's storage facility. One radiator and a fitted carpet

From the Landing a door opens into

BEDROOM ONE

13'5" x 11'5"

This double bedroom has a uPVC double glazed window to the front elevation. Doors opening to built-in wardrobe. One double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO

9'5" x 13'3"

This second double bedroom has a uPVC double glazed window to the front elevation. Double doors open to built-in wardrobe facility. Fitted carpet and one double radiator.

From the Landing a door opens to

MODERN BATHROOM

With modern white three-piece suite comprising, pedestal wash basin, low flush W/C, and panelled bath with shower unit. uPVC double glazed window to the rear elevation. Chrome heated towel rail/radiator. This modern bathroom is fully tiled, with a matching floor and panelled ceiling with inset spotlight fittings and an extractor fan.

From the Landing a panel door opens into

BEDROOM THREE

11'8" x 6'6"

With uPVC double glazed window to the rear elevation enjoying superb panoramic views. One double radiator fitted carpet and one TV point.

GENERAL

The property is freehold and is in Council Tax band D. It is constructed of stone and brick and is surmounted with a concrete hipped 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.

EXTERNAL

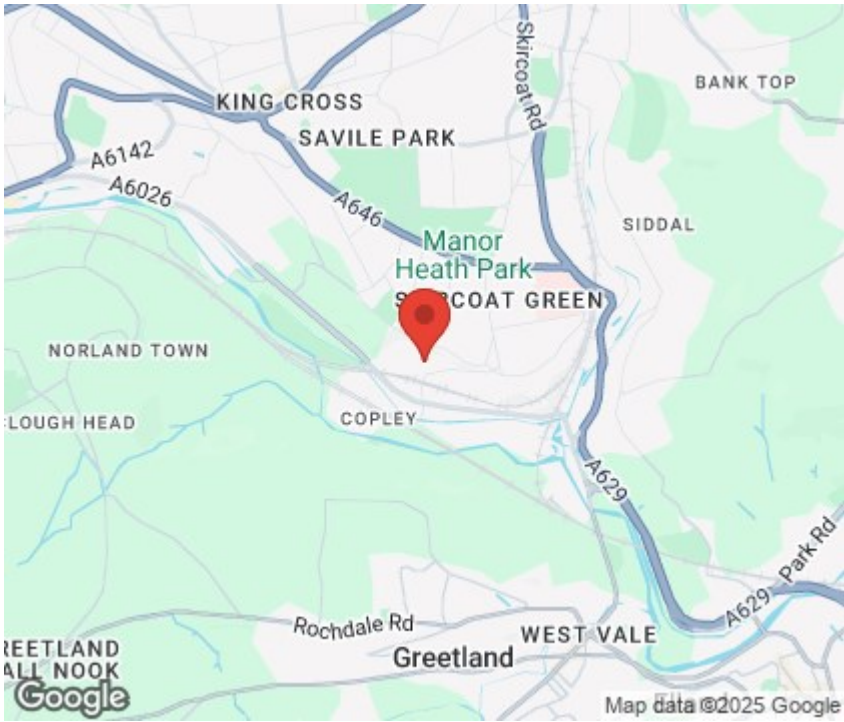
To the front of the property there is a garden with drive providing off road parking facilities. There is a single garage within walking distance of the property. To the rear of the property there is a south facing two-tiered terraced garden with artificial turf and entertaining area to the first tier and a flagged patio area, lawn, mature trees and shrubs to the second tier.

TO VIEW

Strictly by appointment please contact Property@Kemp&Co on 01422 349222.

DIRECTIONS

SAT NAV HX3 OTQ



Directions

SAT NAV HX3 OTQ

Viewings

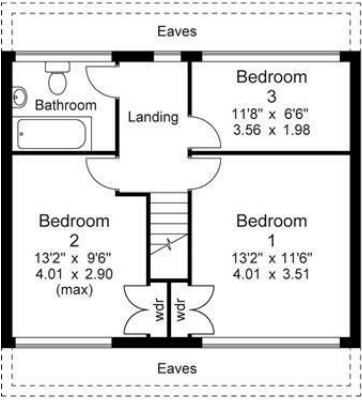
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

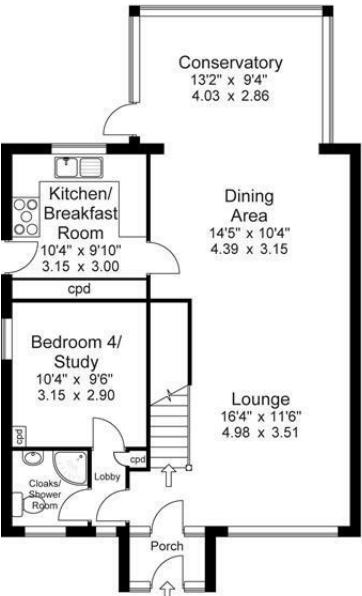
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(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 = 1291 Sq. Feet
= 119.93 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.