



15 Southfield Mews, Stafford Road, Skircoat Green, Halifax, HX3 OPA

Offers Over £425,000

- : Highly Desirable Residential Location
- : Secure Gated Community
- : 5 Bedrooms & 3 Bathrooms
- : Close To Outstanding Schools
- : Realistically Priced
- : Superb Family Home
- : Extremely Attractive Accommodation
- : Downstairs Cloakroom & Utility Room
- : Easy Access to Halifax & M62
- : Viewing Essential



# 15 Southfield Mews, Stafford Road, Halifax HX3 0PA

Nestled in the charming area of Skircoat Green, Halifax, this impressive townhouse offers a perfect blend of modern living and traditional elegance. With five bedrooms (three double), this property is ideal for families or those seeking ample space for guests. The layout includes two inviting reception rooms, providing versatile areas for relaxation and entertainment.

The townhouse boasts two well-appointed bathrooms, ensuring convenience for all residents. Additionally, a downstairs cloakroom adds to the practicality of the home. The utility room is a thoughtful inclusion, making laundry and household chores more manageable.

Outside, the property features a delightful garden, perfect for enjoying the fresh air or hosting summer gatherings. The combination of indoor and outdoor spaces makes this home a wonderful retreat.

Located in the desirable Skircoat Green area, within a secure gated community, residents will benefit from a friendly community atmosphere while being close to local amenities, schools, and transport links. This townhouse is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this beautiful property your new home.



5



2



2



B

Council Tax Band: D



#### ENTRANCE HALL

with polished tiled flooring, and a radiator.

From the entrance hall door opens to a

#### DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite including a hand wash basin with mixer tap and low flush WC. UPVC double glazed window to the front elevation.

From the entrance hall a door opens into the

#### DINING KITCHEN

22'7" x 10'11" (narrowing to 7'1")

This spacious and attractive dining kitchen is fitted with a comprehensive range of modern wall and base units, incorporating matching work surfaces, and stylish splashbacks. A stainless steel 1.5 bowl sink with mixer tap sits beneath a UPVC double glazed front window. Integrated appliances include a fridge-freezer, electric oven and grill, dishwasher, and a four-ring halogen hob with extractor canopy above. Inset spotlights and polished tiled flooring complete the contemporary finish.

From the Dining Kitchen a door opens to the

#### UTILITY ROOM

Offering plumbing for an automatic washing machine, power for a tumble dryer, shelving for additional storage, and a tiled flooring.

From the dining kitchen through to the

#### LOUNGE

14'7" x 14'3"

This spacious and attractive lounge is located to the rear of the property and features UPVC double glazed French doors opening onto the rear garden, with matching side windows flooding the space with natural light. The room includes a double radiator, TV point, and a fitted carpet.

Stairs from the entrance hall stairs lead to a

#### FIRST FLOOR LANDING

With a radiator and a fitted carpet.

From the landing a door opens to

#### BEDROOM ONE

14'7" x 13'5"

A generous double room with fitted wardrobes spanning one wall behind mirrored sliding doors. French doors open onto a private west-facing balcony overlooking the garden. Additional features include a double radiator, TV point, and fitted carpet.

From bedroom one a door opens into the

#### EN SUITE SHOWER ROOM

A modern white three-piece suite comprising a hand wash basin with mixer tap, low flush WC, and shower cubicle. Chrome towel radiator, extractor fan, inset ceiling spotlights, and tiled finishes throughout

From the landing door opens to

#### BEDROOM FOUR

12'4" x 7'9"

A well-proportioned bedroom with front-facing UPVC double glazed window, with a double radiator, and a fitted carpet.

From the landing a door opens into

#### BEDROOM FIVE

5'5"9" x 6'6"

Ideal as a study or a single bedroom this room has a front-facing UPVC double glazed window, one double radiator, and a fitted carpet.

From the first floor landing stairs with a fitted carpet lead to the second floor landing with loft access, radiator, and storage cupboard. From the landing a door opens to

#### SECOND FLOOR LANDING

With loft access radiator and storage cupboard.

From the landing a door opens to

### BEDROOM TWO

14'6" x 13'4"

A large double bedroom with rear-facing UPVC double glazed window providing attractive views. One TV point, one radiator, and a fitted carpet.

From the landing a door opens to

### BEDROOM THREE

14'6" x 12'0"

Another spacious double room with two front-facing UPVC double glazed windows, one radiator, TV point, and a fitted carpet.

From the landing a door opens to the

### FAMILY BATHROOM

The family bathroom is fitted with a modern three-piece suite including hand wash basin with mixer tap, low flush W/C, and a panelled bath with shower over. Complementary wall and floor tiling, inset ceiling spotlights, extractor fan, and a chrome towel radiator.

### GENERAL

Constructed in stone with double glazing throughout and gas central heating, this freehold property is connected to all mains services and falls within Council Tax Band D

### EXTERNAL

The property is set within a well-maintained secure gated community with a video entry security system. To the front, there is a block-paved driveway providing off-road parking for two vehicles, with additional visitor parking available. There is a path to the side of the property which leads to the rear garden. The rear garden is private and enclosed, featuring a flagged patio, lawn, raised flower beds, and a garden shed with power and light. The residents of Southfield Mews pay 30pcm for the upkeep and maintenance of the communal areas.









## Directions

SAT NAV HX3 OPA

## Viewings

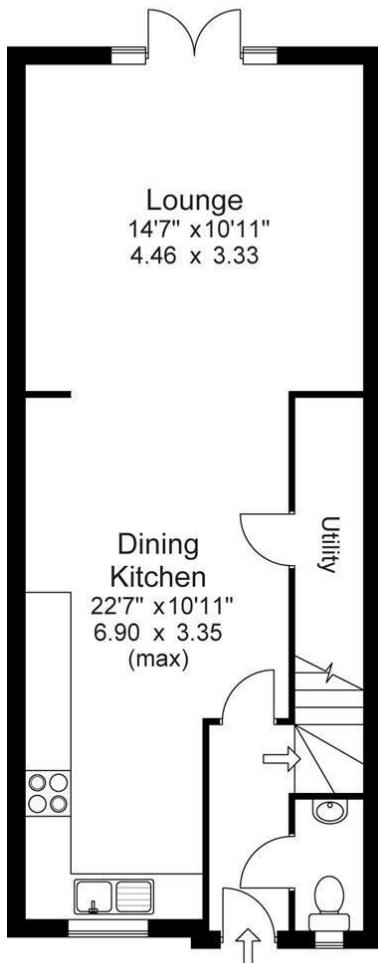
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

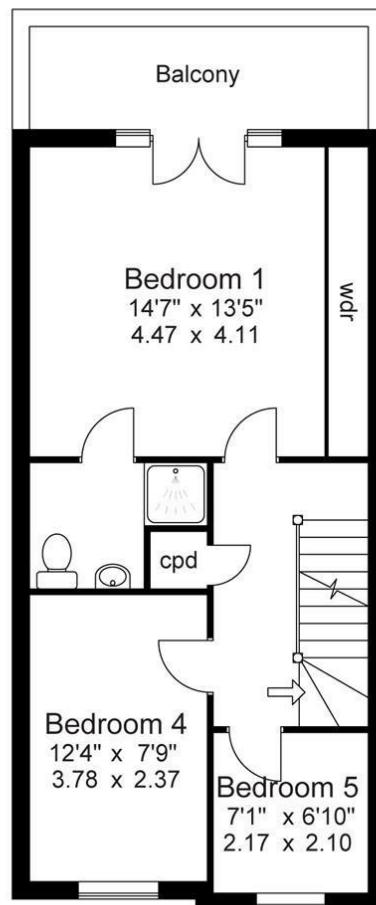
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

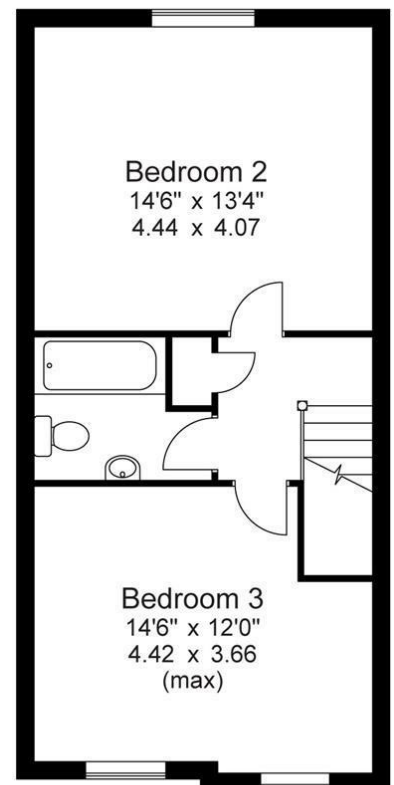
Approx Gross Floor Area = 1503 Sq. Feet  
= 139.7 Sq. Metres



Ground Floor



First Floor



Second Floor