



33 Rawson Avenue, Skircoat Green, Halifax, HX3 OLR

Offers Over £575,000

- : Superb Edwardian Period Semi Detached
- : 2 Reception Rooms
- : 2 Bathrooms & Downstairs Cloakroom
- : Gardens & Garage
- : Easy Access to Halifax Town Centre & M62
- : Spacious Family Accommodation
- : 5 Good Sized Bedrooms
- : Period Features
- : Close To Outstanding Schools
- : Viewing Essential

33 Rawson Avenue, Halifax HX3 0LR

Situated in one of Calderdale's premier residential locations, this delightful Edwardian semi-detached house offers a perfect blend of period features and modern living. With an impressive five bedrooms, this property is ideal for families seeking ample space and comfort.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is both practical and welcoming, allowing for a seamless flow between the living areas. The generous bedrooms provide a peaceful retreat, ensuring everyone has their own personal space.

The property boasts two well-appointed bathrooms, catering to the needs of a busy household. The Edwardian architecture adds character and charm, with original features that enhance the home's appeal.

Located in a desirable area, this residence is conveniently situated near local amenities, outstanding schools, and parks, making it an excellent choice for families and professionals alike.

This semi-detached house on Rawson Avenue is not just a home; it is a lifestyle opportunity waiting to be embraced. With its spacious layout and charming features, it is sure to attract those looking for a blend of comfort and elegance in a vibrant community. Do not miss the chance to make this wonderful property your own.



Council Tax Band: F



ENTRANCE HALL

A covered porch leads to the period front entrance door with leaded and stained glass upper panel. This spacious hall features wood panelling and a corniced ceiling, with a leaded double-glazed stained glass window to the front elevation. Wood flooring, and one radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising a hand wash basin with mixer tap and low-flush W/C. Extensively tiled with complementary colour scheme, panelled ceiling with inset spotlight fittings, double-glazed window to the side elevation, and wood flooring.

SITTING ROOM

14'4" x 19'0" into bay window

A superb reception room with a large bay window to the front elevation featuring leaded and stained double-glazed windows, offering an attractive garden outlook. The central feature of this room is the limestone fireplace with a coal-effect living flame gas fire on a matching hearth. Bespoke handcrafted built-in cupboards and shelves with inset lighting flank the fireplace. Corniced ceiling, one radiator, one telephone point, and wood flooring.

From the Sitting Room through to the

DINING ROOM

19'9" into bay window x 13'0"

A spacious second reception room with a square bay window to the rear elevation, incorporating leaded double-glazed windows and French door opening on to the rear garden. There is a matching Limestone fireplace with coal-effect living flame gas fire on a matching hearth. Bespoke handcrafted storage and display shelving with inset lighting to either side of the chimney breast. Corniced ceiling, two radiators, and polished wood flooring.

KITCHEN

18'0" max narrowing to 11'11" x 10'11"

Fully fitted with a range of modern wall and base units, incorporating matching work surfaces, with a Franke one-and-a-half bowl sink unit with mixer tap, a Mercury multifuel cooking range with stainless steel splashback and extractor canopy above, integrated dishwasher, and matching breakfast bar. This delightful kitchen has attractive splashbacks, with complementing colour scheme to the remaining walls, inset ceiling spotlights, double-glazed windows to the side and rear elevations, modern vertical radiator, and a rear entrance door opening into the rear garden.

From the kitchen a door opens to the cellar head with steps leading down to the

CELLARS

Door opens to

SMALL KEEP CELLAR

which houses the gas and electric meters.

Door opens to

MAIN UTILITY CELLAR

12'0" x 11'1"

Fitted with a white enamel sink unit, plumbing for an automatic washing machine, and housing the gas boiler. One double radiator and a rear entrance door with steps leading to the rear garden.

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

FIRST FLOOR LANDING

This spacious landing has a corniced ceiling, matching picture rail, double-glazed window to the side elevation, one double radiator, and a fitted carpet.

From the landing a door opens to the

SEPERATE WC

Fitted with a low-flush W/C, fully tiled with a matching tiled floor, and window to the side elevation.

From the Landing door opens to the

FAMILY BATHROOM

Fitted with a white three-piece suite comprising a pedestal wash basin, panelled bath with shower mixer tap, and separate shower cubicle with shower unit. Fully tiled walls and floor, window to the rear elevation, panelled ceiling with inset spotlight fittings, and a modern chrome heated towel rail.

From the landing door opens to the

STOREROOM

8'5" x 4'7"

Window to the rear elevation. This useful storeroom could be converted into an en suite, or a bedroom, or study.

From the landing a door opens to

BEDROOM ONE

15'0" x 14'5"

This spacious double bedroom has fitted wardrobes along one wall with cupboard space above, and dressing table, leaded double-glazed window to the front elevation, corniced ceiling, matching picture rail, one radiator, and a fitted carpet.

From the landing a door opens to

BEDROOM TWO

16'0" x 13'2"

Spacious double bedroom with period fireplace to the chimney breast, windows to the rear elevation enjoying open views. Corniced ceiling, matching picture rail, one radiator, and a fitted carpet.

From the landing a door opens to

BEDROOM THREE

9'8" x 9'7"

Double bedroom with leaded double-glazed window to the front elevation, corniced ceiling, one radiator, and a fitted

carpet. Walk-in cupboard providing useful storage facilities.

From the landing a spindled staircase leads to the

SECOND FLOOR LANDING / STUDY AREA

This light and spacious landing is currently used as an office with two Velux skylights, built-in shelving and desk, one double radiator, and a fitted carpet.

From the landing a door opens to

BEDROOM FOUR

13'5" x 15'1" max

Large double bedroom with leaded double-glazed window to the front elevation, sliding doors opening to excellent fitted wardrobe facilities, beams to the ceiling, one double radiator, and a fitted carpet.

From the landing a door opens to

BEDROOM FIVE

9'3" x 11'4"

Good-sized room with Velux double-glazed skylight, one single radiator, fitted carpet, and under-eaves storage.

From the landing a door opens to the

SECOND BATHROOM

Fitted with a white four-piece suite comprising a hand wash basin, low-flush VWC, panelled bath, and separate fully tiled shower cubicle with shower unit. Fully tiled walls and floor, Velux skylight window, inset spotlight fittings, and a modern chrome heated towel rail.

GENERAL

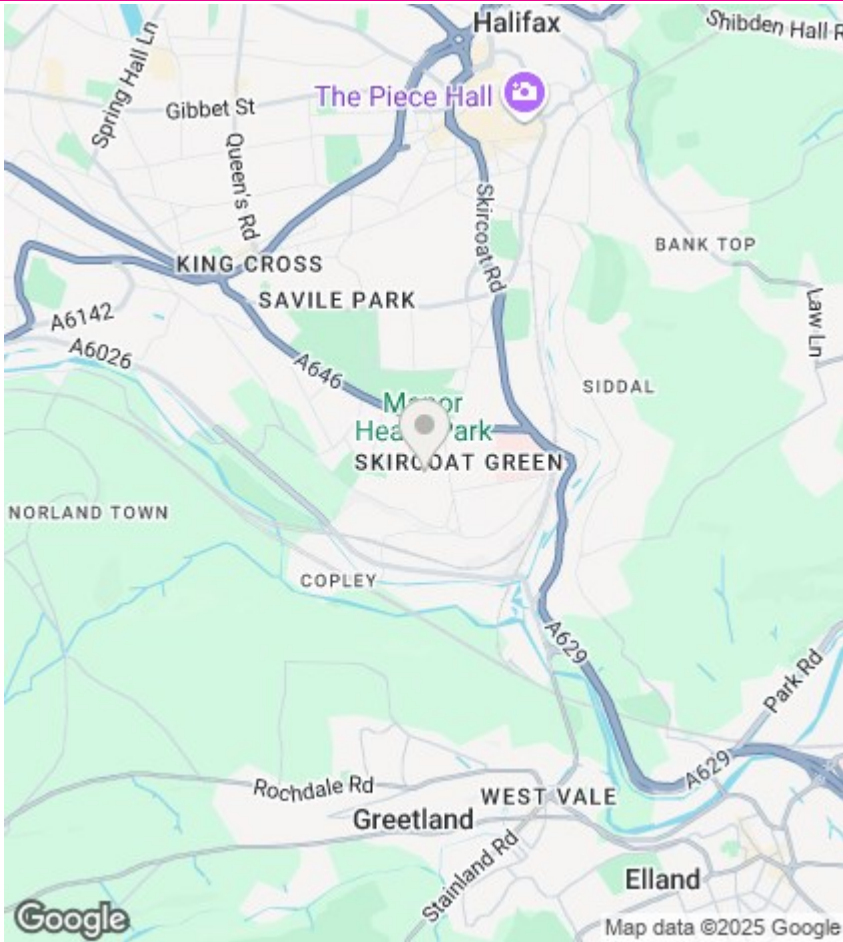
- : Construction: Stone-built under a blue slate roof
 - : Services: All mains services (gas, water, and electricity)
 - : Heating: Gas central heating
 - : Windows: Majority UPVC double glazing
 - : Council Tax Band: F
- The property is Freehold

EXTERNAL

The front garden is neatly lawned with mature plants and shrubs. Flagged pathway leading to the covered entrance porch. Flagged shared drive to the side of the property leads to a detached garage (5.10m x 2.72m) with power and light. The rear garden has a Flagged patio area, lawned garden with mature plants, shrubs, and raised flowerbeds. Garden shed providing useful storage facilities and a Garden Room (3.02m x 2.75m) with folding doors, power, and lighting ideal for relaxation or a home office.







Directions

SAT NAV HX3 0LR

Viewings

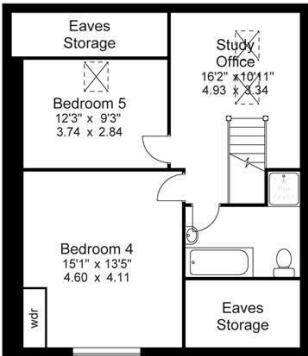
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

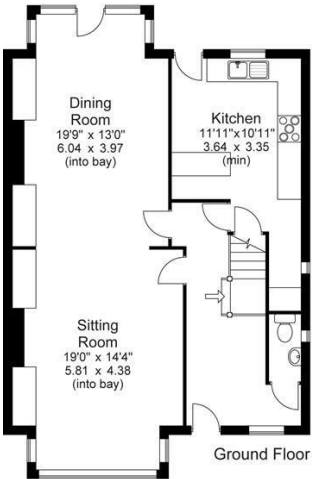
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 2189 Sq. Feet
= 203.4 Sq. Metres

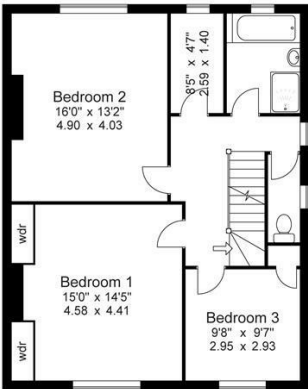
Peter
33 Dawson Avenue
Halifax
Please check the draft
Laid out by Dylan
Finished off by Bev
2/5/25



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.