



113 Dudwell Lane, Skircoat Green, Halifax, HX3 0SS

Offers Over £275,000

- : Highly Desirable Location
- : 2 Reception Rooms
- : Extended Kitchen
- : Gardens & Off Road Parking
- : Realistically Priced with no upward chain
- : Ideal Family Home
- : 3 Bedrooms
- : Downstairs Cloakroom
- : Close To Outstanding Schools
- : Viewing Essential

113 Dudwell Lane, Halifax HX3 0SS

Located in one of Calderdale's most sought-after residential areas, in the heart of Skircoat Green, lies this attractive three-bedroom semi-detached period residence offering ideal family accommodation.

The property briefly comprises: entrance hall, two generous reception rooms, downstairs cloakroom, extended kitchen, three bedrooms, a modern bathroom, gardens, and a driveway providing off-road parking, uPVC double glazing and gas central heating.

The property offers excellent access to the local amenities of both Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax Town Centre and the Trans Pennine Road & Rail network linking the business centres of Manchester & Leeds.

The property is being offered for sale at this realistic asking price to encourage a prompt sale and an early appointment to view is strongly recommended.



Council Tax Band: C



ENTRANCE HALL

A uPVC double glazed leaded and stained glass panelled front door, framed by matching stained glass windows in an arched surround, opens into a welcoming hallway. Features include a coved ceiling with a matching Delph rack, single radiator, and fitted carpet.

From the entrance hall door to

DOWNSTAIRS CLOAKROOM

Fitted with a white two-piece suite comprising hand wash basin and low-flush W.C. Half tiled with complementary décor to the remaining walls and a window to the side elevation. Folding door to under the stairs store cupboard housing the central heating boiler

From the entrance hall door to the

LOUNGE

14'11" x 12'5"

Spacious lounge with a circular bay window to the front aspect offering garden views through uPVC double glazed units. Features an inglenook-style fireplace with ceramic inset and hearth, coved ceiling, radiator, TV point, and laminate wood flooring.

From the entrance hall door opens into the

DINING ROOM

12'5" x 12'4"

Overlooking the rear garden through a large uPVC double glazed window, this generous second reception room includes a Cannon meisermatic gas fire to the chimney breast, wall-mounted radiator, coved ceiling, and laminate wood flooring.

From the entrance hall door opens into the

EXTENDED KITCHEN

13'5" x 8'0"

Fitted with a range of modern wall and base units with matching work surfaces and stainless steel single drainer sink with mixer tap. Appliances include a four-ring halogen hob with electric fan-assisted oven beneath and extractor hood above, integrated dishwasher, and plumbing for a washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. inset ceiling spotlights, uPVC double glazed window to the rear, chrome heated towel rail, and a side entrance door.

From the entrance hall stairs with a fitted carpet lead to the

LANDING

Accessed via carpeted staircase, with leaded and stained uPVC double glazed window to the side elevation.

From the landing door opens to the

BATHROOM

Modern white three-piece suite including pedestal wash basin, low-flush W.C. and panelled bath with Mira electric shower over. Extensively tiled around the suite with complementing wall décor, inset ceiling spotlights, uPVC double glazed window to the rear, chrome heated towel rail, and an extractor fan.

From the landing door opens to

BEDROOM TWO

11'7" x 12'7"

Generous second bedroom with uPVC double glazed window overlooking the rear garden, single radiator, and a fitted carpet.

From the landing door opens to

BEDROOM ONE

11'7" x 12'5"

Spacious main bedroom with uPVC double glazed window to the front elevation, single radiator, and a fitted carpet.

From the landing door opens into

BEDROOM THREE

7'11" x 9'2"

With uPVC double glazed window to the front elevation featuring leaded and stained glass upper panel, single radiator, and a fitted carpet. Loft access via hatch leads to an insulated and boarded loft, offering potential for conversion to a fourth bedroom (subject to necessary consents).

GENERAL

Constructed of stone with a traditional blue slate roof, the property benefits from all mains services (gas, electricity, water), uPVC double glazing, and gas central heating. The property is Freehold and in Council Tax Band C

EXTERNAL

To the front of the property features a lawned garden with mature borders and a tarmac driveway providing off-road parking. The driveway extends to the side and rear, where there is a spacious decked area and an artificial lawn enclosed within a private rear garden ideal for children and outdoor entertaining.




Directions

SAT NAV HX3 OSS

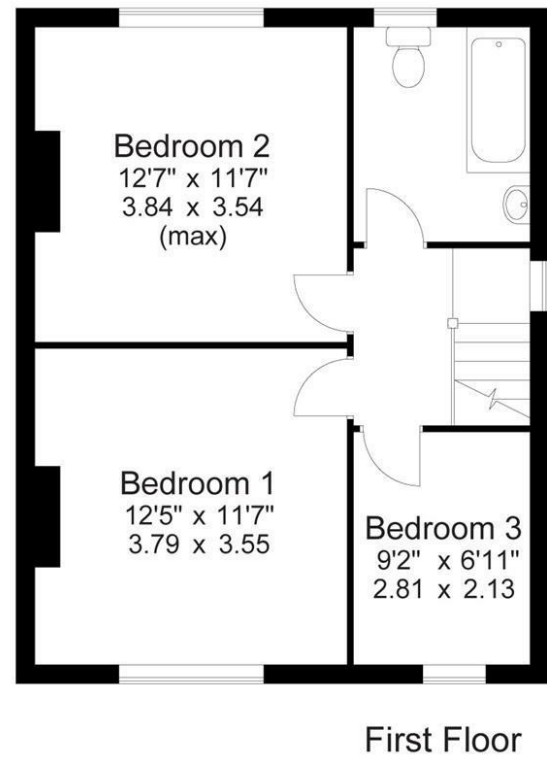
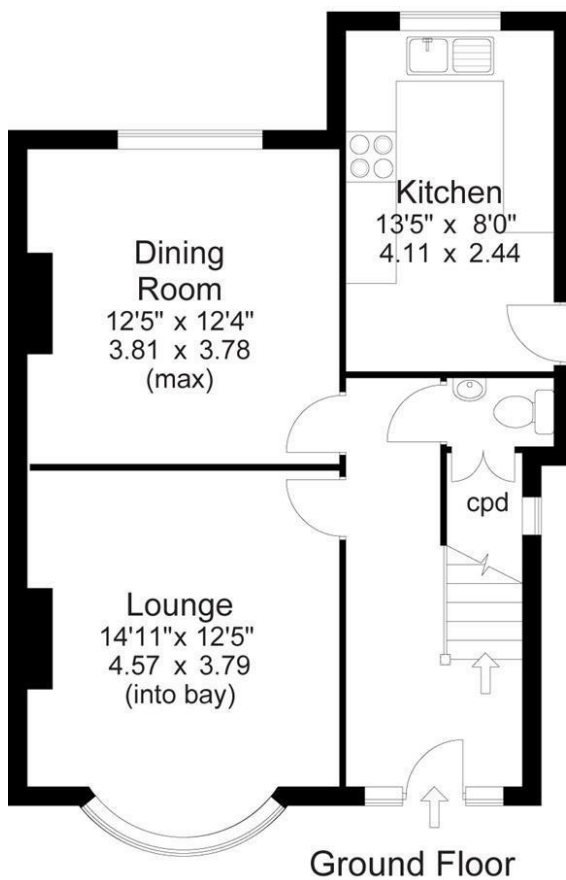
Viewings

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 = 1058 Sq. Feet
= 98.2 Sq. Metres



For illustrative purposes only. Not to scale.