



3 St. Annes Road, Halifax, HX3 0RU

Offers Over £230,000

- : Highly Desirable Location
- : 3 Good Sized Bedrooms
- : Close To Outstanding Schools
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Stone Built Through Terraced Residence
- : South Facing Garden
- : Easy Access to The Local Amenities of Skircoat Green
- : uPVC Double Glazing & Gas Central Heating
- : Viewing Strongly Recommended

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situated in one of Calderdale's premier residential locations within the heart of Skircoat Green, lies this three-bedroom, stone-built end-terraced property providing spacious family accommodation. The property briefly comprises of an entrance hall, lounge, dining kitchen, basement cellar, three bedrooms, bathroom, UPVC double glazing, gas central heating, and gardens. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including the outstanding schools, as well as easy access to Halifax Town Centre and the Trans Pennine Road and Rail network linking Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and as such, an early inspection to view, in order to avoid disappointment, is strongly recommended.



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Council Tax Band: C



ENTRANCE HALL

Front entrance door opens into the entrance hall with cornice to ceiling, one radiator, and a fitted carpet.

From the entrance hall door opens to the

LOUNGE

13'10" metres max narrowing to 11'5" metres by 13'
Large UPVC double glazed window to the front elevation. Feature fireplace incorporating marble inset and hearth, with coal-effect living flame gas fire. Cornice to ceiling, two double radiators, one TV point, and a fitted carpet.

from the Entrance hall door opens to the

DINING KITCHEN

11'8" metres narrowing to 9'10" metres by 13'6" me
Fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, gas cooker with extractor in canopy above. The kitchen is tiled around the work surfaces with complementary colour scheme to the remaining walls and a pine panelled ceiling. UPVC double glazed window to the rear elevation overlooking the south facing rear garden, one double radiator, and a rear entrance door.

From the dining kitchen door opens to stairs leading down to the

BASEMENT CELLAR

The cellar is plumbed for an automatic washing machine and has power and light. The basement also houses the gas and electric meters. Door to coal cellar housing the Worcester Central Heating Boiler.

From the entrance hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With a fitted carpet.

From the landing door opens to the

BATHROOM

With white 3-piece suite incorporating large walk-in shower cubicle, pedestal wash basin, and a low flush W.C. The shower is tiled with complementing colour scheme to the remaining walls, and a pine panelled ceiling. Two UPVC double glazed windows to the rear elevation. One double radiator and an extractor fan.

From the landing door opens to

BEDROOM TWO

8'5" by 7'9"
UPVC double glazed window to the side elevation. Double doors open to cupboard with fitted shelves. One double radiator and fitted carpet.

From the landing door opens to

BEDROOM ONE

17'6" narrowing to 15'3" by 13'4"
This spacious double bedroom has two UPVC double glazed window to the front elevation providing this room with it's light and spacious aspect. Cornice to ceiling, one double radiator, and wood flooring.

From the landing, door opens to stairs leading to:

BEDROOM THREE (ATTIC)

16'6" narrowing to 13'5" by 27'1" max (restricted)
This spacious double attic room has a Velux skylight window, exposed beams, two double radiators, and a fitted carpet.

GENERAL

The property is constructed of stone surmounted by a blue slate roof and benefits from all main services: gas, water, and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in Council Tax Band C

EXTERNAL

To the front of the property is a small garden with path leading to the front entrance door. To the rear of the property is a south-facing garden.

VIEWINGS

Viewings strictly by appointment. Please telephone Property@Kemp & Co on Halifax 349222.



Directions

SAT NAV HX3 ORU

Viewings

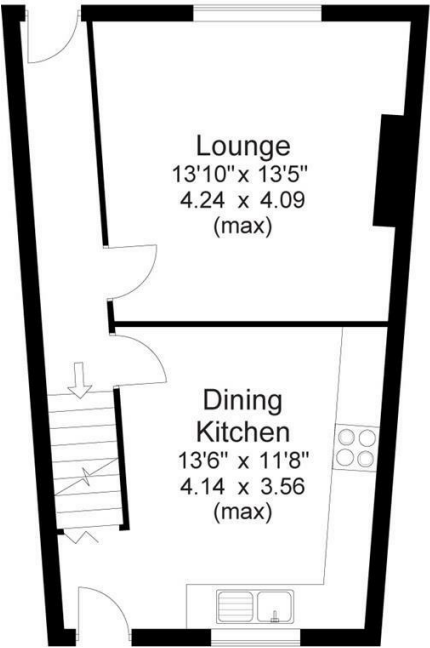
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

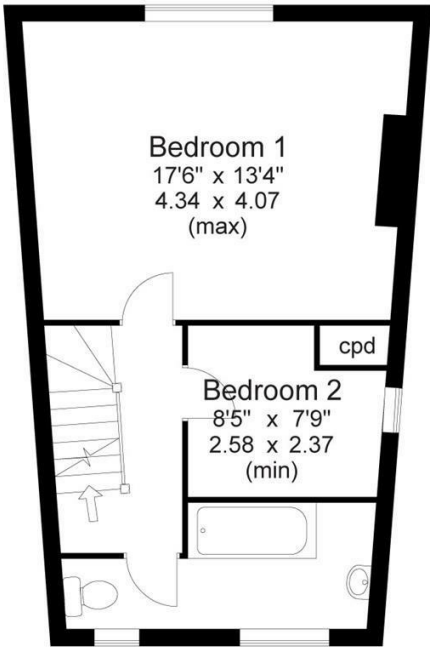
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

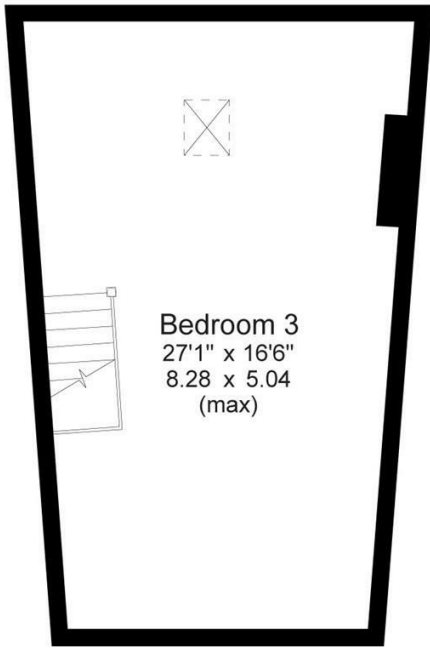
Approx Gross Floor Area = 1262 Sq. Feet
= 117.2 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.