



14 Clifton Road, Skircoat Green, Halifax, HX3 0BT

Offers Over £430,000

- : Highly Desirable Location
- : 3 Reception Rooms
- : 2 Bathrooms & Downstairs Cloakroom
- : Large Integral Garage and Further Parking
- : Close To Outstanding Schools
- : Superb Period Family Home
- : 4 Double Bedrooms
- : Modern Fully Fitted Breakfast Kitchen
- : Delightful Landscaped Garden To The front
- : Viewing Essential

14 Clifton Road, Halifax HX3 0BT

Just step inside this delightful stone-built period terraced residence and you cannot fail to be impressed by the spacious and attractive family accommodation this property provides.

The accommodation briefly comprises: entrance hall, two reception rooms, modern fitted kitchen, downstairs cloakroom, basement playroom games room, utility cellar, additional utility room, integral garage, four double bedrooms, two bathrooms, garden to the front with off road parking and access to the integral garage to the rear, UPVC double glazing, and gas central heating.

This superb family home provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to Halifax Town Centre and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase such a quality period residence in this sought-after location, and as such, early inspection to view is absolutely essential.



Council Tax Band: E



ENTRANCE HALL

Front entrance door with arched skylight above opens into a spacious hallway with corniced ceiling, two double radiators, telephone point, a fitted carpet and a spindle staircase leading to the first floor accommodation.

From the entrance hall door to the

LOUNGE

16'11" (into bay window) x 14'0"

This spacious lounge has an angular bay window to the front elevation with leaded sash cord windows enjoying an attractive garden outlook. Feature fireplace with marble inset and hearth housing a coal-effect living flame gas fire. Ornate corniced ceiling with matching centre rose, two double radiators, TV point, and a fitted carpet.

From the entrance hall door to

DINING ROOM

15'8" x 12'4"

UPVC double-glazed window to the rear elevation, corniced ceiling, one double radiator, TV point, fitted shelves, and a fitted carpet.

From the entrance hall through to the

INNER HALL

Side entrance door and built-in cupboards providing useful storage.

From the inner hall door to the

DOWNSTAIRS CLOAKROOM

With two-piece chablis coloured suite comprising hand wash basin and low flush WC. Fitted carpet.

From the inner hall door to the

BREAKFAST KITCHEN

9'11" x 17'4"

A spacious and stylish kitchen fitted with modern Lamp Room Grey wall and base units with quartz work surfaces, single drainer 1.5 bowl sink unit with mixer tap, Range Master electric cooking range with induction hob, integrated dishwasher, and breakfast bar. UPVC double-glazed windows to the rear and side elevations provide this room with ample natural light. Inset ceiling spotlights, one double radiator, TV point. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls. The kitchen has a tiled floor with under floor heating

From the inner hall door opens to stairs leading to the basement hall

GAMES ROOM/PLAYROOM

15'10" x 12'11"

This spacious games room provides flexible accommodation

and can be used for a variety of purposes. It is presently used as a second TV lounge but could be a playroom, games room or office. Inset ceiling spotlights, two double radiators, TV point, , telephone point, and a fitted carpet.

from the hall door to a

UTILITY CELLAR/ STOREROOM

12'6" x 8'11"

Fitted wall and base units with shelving, providing excellent storage facilities.

From the utility cellar door to the

UTILITY ROOM

12'5" x 4'4"

Stainless steel single drainer sink unit with mixer tap, plumbing for an automatic washer, and power point for tumble dryer. Window to rear elevation. This room also houses the central heating boiler.

From the hall door to an

INTEGRAL GARAGE

24'5" x 10'0"

This spacious garage has a UPVC double-glazed window to side elevation, electric roller shutter door, and houses the gas and electric meters.

from the entrance hall a spindled staircase leads to a

HALF LANDING

With radiator and fitted carpet. Door to:

SHOWER ROOM

Modern white three-piece suite comprising hand wash basin in vanity unit, low flush WC, and shower cubicle with shower unit. Fully tiled walls, UPVC double-glazed window to side elevation, extractor fan, and a chrome heated towel radiator

From the half landing door opens to the

FAMILY BATHROOM

This spacious and elegant bathroom fitted with a modern white four-piece suite including hand wash basin with mixer tap and WC in vanity unit, panelled bath with mixer tap and handheld shower unit, and a walk-in shower cubicle with rainfall and hand held shower head. Partially tiled walls, inset ceiling spotlights, UPVC double-glazed windows to side and rear elevations, chrome heated towel rail/radiator, and electric underfloor heating.

From the half landing steps lead to the

MAIN LANDING

Corniced ceiling, one double radiator, and a fitted carpet.

From the landing door to

BEDROOM TWO

15'10" x 12'5"

Double bedroom with UPVC double-glazed window to rear elevation, corniced ceiling, one double radiator, and TV point.

From the landing door to

BEDROOM ONE

18'11" (inc. wardrobes) x 13'9"

This spacious double bedroom with two UPVC double-glazed windows to the front elevation enjoying a garden outlook. The bedroom has fitted wardrobes running the whole length of one wall with cupboard space above. Corniced ceiling, two double radiators, TV point, telephone point, and a fitted carpet.

From the first floor landing a spindled staircase leads to a

HALF LANDING

With uPVC double-glazed window to rear elevation. Further steps lead to the

SECOND FLOOR LANDING

Double doors open to built-in cupboard with shelving, providing excellent storage.

From the landing door to

BEDROOM FOUR

15'10" x 12'3"

Double bedroom with UPVC double-glazed window to rear elevation enjoying far-reaching views toward Beacon Hill. Exposed beams to ceiling, one double radiator, TV point, access to an insulated roof space, and a fitted carpet.

From the landing door to

BEDROOM THREE

18'9" x 13'11"

Spacious double bedroom with UPVC double-glazed window to front elevation, exposed beams to ceiling, built-in fitted cupboards, one double radiator, access to an insulated roof space, and fitted carpet. This double bedroom is also being used as an office.

GENERAL

This attractive stone-built period home is surmounted with a blue slate roof. It benefits from all main services, gas, water, and electricity, as well as UPVC double glazing (excluding lounge bay window) and gas central heating. The property is Freehold and is in Council Tax Band E.

EXTERNAL

FRONT

Attractive enclosed lawned garden with flagged patio area, mature plants and shrubs, and a path leading to the front entrance door.

REAR

Flagged patio with steps down to a tarmac area with wrought iron gates, providing off-road parking for two vehicles and providing access to the integral garage.

VIEWING

Strictly by appointment only.

Please telephone Property@Kemp & Co, on Halifax 349222.







Directions

SAT NAV HX3 OBT

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 = 2561 Sq. Feet
(exc. Garage) = 237.9 Sq. Metres



For illustrative purposes only. Not to scale.