



55 Wood End Close, Skircoat Green, Halifax, HX3 0JU

Offers Over £565,000

- : Highly Desirable Location
- : 4 Bedrooms & A Study
- : Utility Room & Downstairs Cloakroom
- : Easy Access To Halifax Town Centre
- : Delightful Family Home
- : 2 Reception Rooms
- : Integral Double Garage
- : Close To Outstanding Schools
- : Easy Access to Trans Pennine Road & Rail Network
- : Viewing Strongly Recommended

55 Wood End Close, Halifax HX3 0JU

Situated in one of Calenderdale's premier residential locations within the heart of Skircoat Green, this charming detached house, built in 1998, offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-designed layout includes a generous Lounge leading to a dining room, providing an inviting space for relaxation and entertaining.

The house boasts two bathrooms, ensuring convenience for all residents. A dedicated study offers a quiet area for work or study, while the utility room adds practicality to daily chores. The integral double garage provides secure parking for two vehicles, making it easy to come and go.

The south-facing garden to the rear provides outdoor space which is perfect for enjoying summer barbecues or simply unwinding in a peaceful setting.

Located within easy reach of outstanding schools and local amenities, this home is not only a comfortable retreat but also a practical choice for families. With its modern features and prime location, this property is a wonderful opportunity for those looking to settle in a desirable area of Halifax. Don't miss the chance to make this delightful house your new home.



Council Tax Band: F



ENTRANCE HALL

With uPVC double glazed window to the front elevation, cornice to ceiling, wood floor, one single radiator. Door to under the stairs cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

STUDY

10'2" x 8'5"

With uPVC double glazed window to the front elevation, cornice to ceiling, one single radiator, one telephone point, and a fitted carpet.

From the Entrance Hall a door opens into the

LOUNGE

18'6" x 13'1"

With an angular bay window to the front elevation incorporating uPVC double glazed units, feature marble fireplace, cornice to ceiling, two double radiators, two TV points, one telephone point, and a laminate wood floor.

From the Lounge double doors open into the

DINING ROOM

13'1" x 9'1"

With uPVC double glazed French doors and uPVC double glazed windows opening onto the large rear garden. Cornice to ceiling, one double radiator and a laminate wood floor.

From the Entrance Hall a door opens into the

DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising pedestal wash basin and W/C, uPVC double glazed window to the rear elevation.

From the Entrance Hall a door opens into the

BREAKFAST KITCHEN

11'3" x 11'1"

This attractive modern kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer 1 bowl sink unit with mixer tap, five ring induction hob with touch sensitive controls with extractor in canopy above, two double electric fan assisted ovens with grills, two integrated fridges and an integrated dishwasher. This attractive kitchen is fully tiled and has a

uPVC double glazed window to the rear elevation overlooking the south facing garden, one double radiator and a laminate wood floor.

From the Kitchen through to the

DINING AREA

8'2" x 7'1"

With uPVC double glazed window to the rear elevation, one single radiator and a laminate wood floor, one telephone point and TV point.

From the Breakfast Area a door opens into the

UTILITY ROOM

10'4" x 7'1"

With stainless steel single drainer sink unit with matching work surface, plumbing for an automatic washing machine, and vented for a tumble dryer. uPVC double glazed window to the rear elevation. Main combination boiler, uPVC double glazed entrance door, access to the loft located over the garage.

From the Utility Room a door opens to the

DOUBLE GARAGE

17'7" x 15'7"

With an electric up and over door. This spacious double garage has power and light.

From the Entrance Hall stairs lead to the

LANDING

With uPVC double glazed window to the front elevation, access to loft, and door opens to airing cupboard with cylinder and fitted shelves

From the Landing a door opens into

BEDROOM THREE

10'2" x 8'9"

With square bay window to the front elevation incorporating uPVC double glazed units, double doors to built-in wardrobe, inset spotlight fittings, fitted carpet, and one single radiator.

From the landing a door opens into

MASTER BEDROOM

14'0" x 12'9"

With angular bay window to the front elevation incorporating uPVC double glazed units, double doors open to built in wardrobe. One single radiator, fitted carpet, and one TV point.

From the Master Bedroom a door opens into the

EN SUITE SHOWER ROOM

With modern three-piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower. This attractive en suite is fully tiled and has a uPVC double glazed window to the side elevation, a chrome heated towel rail/radiator, an extractor fan, and inset spotlight fittings to the ceiling.

From the Landing a door opens to airing cupboard with cylinder and fitted shelves. From the Landing a door opens into

BEDROOM TWO

12'4" x 9'4"

With uPVC double glazed window to the rear elevation, single door opens into built-in wardrobes, fitted carpet, and one single radiator.

From the Landing a door opens to the

FAMILY BATHROOM

This fully tiled bathroom is fitted with a modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. uPVC double glazed window to the rear elevation. Chrome heated towel rail/radiator, and shaver point.

from the landing door to

BEDROOM FOUR

9'3" x 8'9"

With uPVC double glazed window to the rear elevation, double doors open into a built in wardrobe, one single radiator, and a laminate wood floor.

GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing, gas central heating and a security alarm system. The property is Freehold and is in Council Tax Band F

EXTERNAL

To the front of the property there is a garden with tarmac drive leading to the double garage. To the side of the property there is a path leading to the rear. To the rear of the property there is an enclosed south facing garden with patio, lawn, and mature plants, trees, and shrubs.

TO VIEW

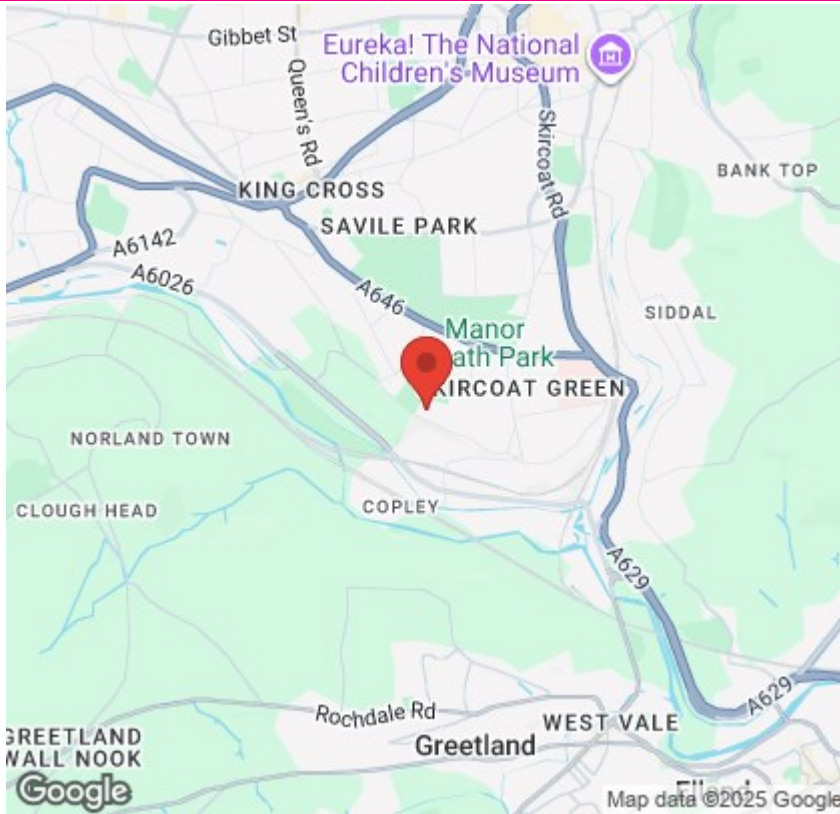
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

From our offices in Skircoat Green proceed along Skircoat Green Road turning left into Lawrence Road. Proceed to the junction with Greenroyd Avenue. Turn left into Wood End Close and follow the road round to the right proceed for approximately 150 m and number 55 is on the left hand side.







Directions

SAT NAV HX3 0JU

Viewings

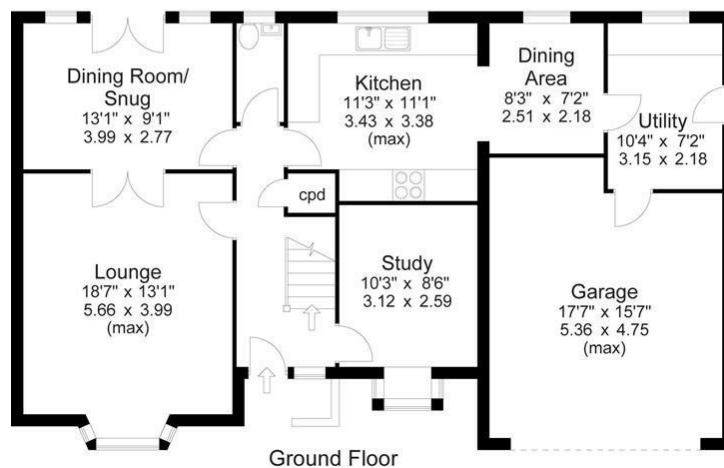
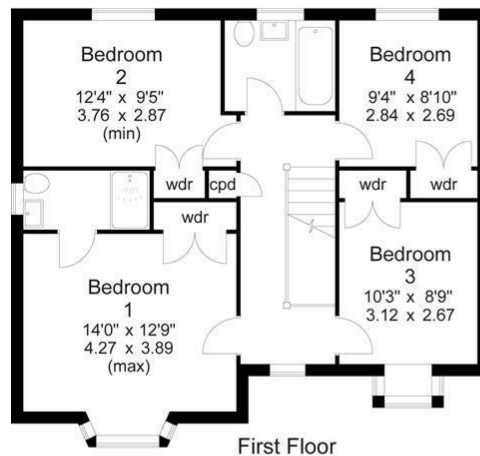
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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 = 1713 Sq. Feet
= 158.79 Sq. Metres



For illustrative purposes only. Not to scale.