



"High Trees" Heath Lane, Skircoat Green, Halifax, HX3 0AG

Offers In The Region Of £750,000

- : Highly Desirable Residential Location
- : Spacious Detached Period Residence
- : Mature Gardens
- : Easy Access to Halifax Town Centre
- : Superb Potential
- : Close To Outstanding Schools
- : 3 Reception Rooms, 7 Bedrooms, & 2 Attic Rooms
- : Requires Modernising
- : Easy Access to Trans Pennine Road & Rail Network
- : Viewing Essential

"High Trees" Heath Lane, Halifax HX3 0AG

Situated in this highly desirable residential location lies this 7 bedroomed detached period residence providing extremely spacious family accommodation. The property has been split into two large apartments but is being sold as one spacious family home. The property briefly comprises an Entrance Hall, 3 Reception Rooms, 2 Kitchens, 7 Bedrooms, 2 Bathrooms, Utility room, 2 Attic Rooms, Mature Gardens and 2 Garages with further off road parking.

The property provides excellent access to the local amenities of Skircoat Green & Savile Park, 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 & Leeds.

The property will require modernising, which is reflected in the asking price, yet has retained many period features and provides the successful buyer with limitless potential. An internal inspection is absolutely essential to fully appreciate the scope and size of this period residence and the potential it provides.

Very rarely does an opportunity arise to purchase such a large detached home in this sought after area and as such an early inspection to view is strongly recommended. This remarkable house on Heath Lane presents a unique opportunity for those seeking a spacious family residence with character and charm. Do not miss the chance to make this delightful property your own.



Council Tax Band: C



ENTRANCE PORCH

Front entrance door opens into an entrance porch with windows to three elevations and a glass roof. Quarry tiled floor.

From the entrance porch, leaded period door opens into the with cornice to ceiling and matching delf rack. Window to the front elevation. One double radiator. Fitted carpet.

ENTRANCE HALL

with cornice to ceiling and matching delf rack. Window to the front elevation. One double radiator. Fitted carpet.

From the entrance hall door to the

LOUNGE

22'7" max x 24'1" max

This spacious lounge has windows to the side elevation with further windows overlooking the front garden. Additional windows to the side and rear elevations provide this room with its light and spacious aspect. Period wood fire surround with stone fireplace and coal effect encased living flame gas fire. Ornate plasterwork to ceiling with matching cornice and delf rack. Parquet floor. Double radiator.

From the entrance hall door to

BEDROOM

12'10" x 14'10"

UPVC double glazed windows to the side and rear elevations. Cornice to ceiling. Hand wash basin in vanity unit. One double radiator and a fitted carpet

From the entrance hall door to

BEDROOM

7'11" x 15'6"

UPVC double glazed window to the rear elevation. Built-in cupboards to one wall. One double radiator. and a fitted carpet

From the entrance hall door to the

DINING ROOM

19'4" x 17'1"

This spacious dining room has a bay window to the front elevation incorporating mullioned windows with leaded upper panels. Further mullioned windows to two side elevations, again provide a light and spacious aspect. Period fireplace with marble inset and hearth, incorporating encased living flame fire. Ornate plasterwork to ceiling. Two double radiators. and a fitted carpet

From the entrance hall door to THE

BATHROOM

Modern four-piece suite incorporating pedestal wash basin, low flush WC, panelled bath with mixer shower tap and a walk-in shower cubicle with MIRA shower unit. This modern bathroom is fully tiled, including the floor. Two UPVC double glazed windows to the side elevation, and one single radiator.

From the entrance hall door to the

SITTING ROOM

16'2" x 12'5"

Feature fireplace incorporating wooden surround with stone inset and hearth. Beams to ceiling with matching delf rack. Leaded windows to the rear elevation enjoying a garden outlook. Solid fuel stove on matching hearth. Further window to the front elevation. One single radiator, one TV point and a fitted carpet.

From the sitting room door opens to the cellar head with steps leading down to the

CELLARS

A suite of cellars provides excellent storage facilities and could be converted to further living accommodation, subject to obtaining the relevant building regulations.

From the sitting room door opens to the

KITCHEN

13'1" x 10'8"

The kitchen is fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four-ring electric hob with extractor in stainless steel and glazed canopy above, and fan-assisted electric oven and grill beneath. The kitchen is tiled around work surfaces with complementing colour scheme to remaining walls. UPVC double glazed window to the front elevation, inset spotlight fittings, and a tiled floor

From the kitchen door to the

SIDE ENTRANCE VESTIBULE

Leaded and stained glass window to the front elevation with two smaller windows to the side elevation. UPVC double glazed entrance door. Quarry tiled floor.

From the entrance vestibule door to the

UTILITY ROOM

7'5" x 5'10"

Window to the side elevation. Power, light, and plumbing for an automatic washing machine.

From the rear entrance vestibule stairs lead up to first floor apartment

BEDROOM

18'6" x 10'6"

Tiled fireplace to chimney breast. Windows to side and front elevations.

From the bedroom door opens to

FIRST LANDING

Window to the front elevation.

From the landing door to the

BATHROOM

Two-piece suite incorporating pedestal wash basin and panelled bath. Cupboard for useful storage. UPVC double glazed window to the rear elevation. Heated towel rail and a fitted carpet.

From the Landing door opens to

SEPERATE WC

Modern white low flush WC. UPVC double glazed window to the rear elevation. Fitted carpet.

From the landing door opens to the

STORE ROOM

7'6" x 3'10"

UPVC double glazed window to the rear elevation.

From the landing door to

KITCHEN TWO

12'5" x 9'0"

Fitted wall and base units with matching work surface, stainless steel single drainer sink unit with mixer tap. Plumbing for automatic washer/dishwasher. Window to the side elevation.

From the landing door to

BEDROOM

18'6" x 17'1"

This spacious double bedroom to the front of the property has a large bay window to the front elevation incorporating period leaded windows. Further leaded windows to the side elevation. Tiled fireplace with matching hearth. Pedestal wash basin. Doors to useful storage cupboards to either side of the bay. Picture rail.

From the Landing door to the

INNER LANDING

This spacious first floor landing has a window to the front elevation enjoying a garden outlook. Picture rail. Fitted carpet, and one double radiator.

From the landing door opens to

BEDROOM

15'6" x 7'11"

Window to the rear elevation. Coved ceiling with picture rail, and a fitted carpet.

From the landing door opens to

BEDROOM

14'10" x 12'10"

This double bedroom has windows to the rear and side elevations. Cornice ceiling with matching picture rail, and a tiled fireplace.

from the landing door opens to

BEDROOM

24'7" x 19'5"

This master bedroom was used as the lounge for the first floor apartment and provides an extremely spacious master bedroom. It has an angular bay window to the front elevation enjoying attractive garden views, with further windows to the side and rear elevations provide this room with its light and spacious aspect. Picture rail, and a fitted carpet.

From the landing a door opens to stairs leading to the second floor landing with door to

ATTIC ROOM 1

16'3" x 13'6"

With bay window to the rear elevation

From the second floor landing door opens to

ATTIC ROOM 2

16'3" x 8'4"

With window to the rear elevation. From the landing door opens to under the eaves storage.

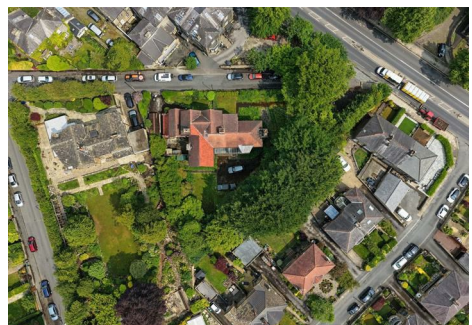
GENERAL

The property is constructed of brick and is surmounted with a tiled roof. It has the benefit of all main services: gas, water and electric, with the added benefit of partial UPVC double glazing and gas central heating. The property is Freehold and both apartments are in Council Tax Band C

EXTERNAL

High Trees is set in mature gardens with a driveway providing parking for numerous vehicles which sweeps round to the front of the property. The mature gardens include Lawns, mature plants, shrubs and trees. There are 2 single garages and off road parking for numerous vehicles.







Directions

SAT NAV HX3 OAG

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 = 4356 Sq. Feet
= 404.6 Sq. Metres



For illustrative purposes only. Not to scale.