



Royde Lodge Lawrence Road, Skircoat Green, Halifax, HX3 0LH

Offers In The Region Of £1,200,000

- : Highly Desirable Residential Location
- : Set In Mature Landscaped Gardens
- : Delightful Period Features
- : Double Garage & Further Private Parking
- : Easy Access To Trans Pennine Road & Rail Network
- : Superb Period Family Residence
- : 6 Bedrooms. 4 Reception Rooms, 2 Bathrooms
- : Extensive Suite Of Cellars
- : Close To Outstanding Schools
- : Viewing Essential

Royde Lodge Lawrence Road, Halifax HX3 0LH

Nestled in the charming area of Skircoat Green, Royde Lodge is a splendid Victorian detached house that offers a perfect blend of classic elegance and modern comfort. This impressive residence boasts an abundance of space, featuring four well-appointed reception rooms that provide ample room for both relaxation and entertaining.

With 4 generously sized bedrooms and 2 attic bedrooms, this home is ideal for families or those who enjoy hosting guests. The two bathrooms and the downstairs cloakroom ensure convenience for all, making morning routines and evening unwinding a breeze.

The property is set within a picturesque neighbourhood, known for its tranquil atmosphere, outstanding schools, and beautiful surroundings. Additionally, the property provides easy access to Halifax Town centre and the Trans Pennine Road & rail network linking the business centres of Manchester & Leeds.

The property is situated in delightful private landscaped gardens and has the benefit of a double garage with further private parking available providing ease and accessibility for residents and visitors alike.

Royde Lodge is not just a house; it is a home filled with character and charm, waiting for you to make it your own. This property presents a rare opportunity to own a piece of Victorian architecture in a sought-after location. Do not miss the chance to experience the unique lifestyle that this delightful home has to offer.



Council Tax Band:



ENTRANCE VESTIBULE

A covered entrance porch leads to a stained glass front entrance door which opens into the entrance vestibule with a period ceramic tiled floor, cornice to ceiling with matching picture rail.

From the entrance vestibule a door opens to the

ENTRANCE HALL

This impressive entrance hall has a cornice to ceiling, picture rail and two radiators with covers.

From the entrance hall a glass panelled door opens into the

DOWNSTAIRS CLOAKROOM

With a hand wash basin set in marble with cupboards beneath, mosaic tiled floor, stained glass window to the side elevation.

A door opens into the

SEPEARTE WC

With white low flush WC, leaded and stained glass windows to the front elevation, cornice to ceiling and a fitted carpet.

From the Entrance Hall a door opens into the

DINING ROOM

17'10" x 17'10" plus bay window

This delightful dining room has an ornate fireplace to the chimney breast with an open grate living flame gas fire on a ceramic hearth, ornate plaster work to the ceiling with matching cornice and picture rail and inset spotlight fittings, bay window to the front elevation providing a light and spacious aspect to this room incorporating window seats, inset spotlight fittings to the ceiling, radiators and a fitted carpet.

From the Entrance Hall a panelled door opens into the

STUDY

14'6" x 13'10"

With window to the front elevation incorporating leaded and stained glass upper panels, further leaded and stained glass window to the side elevation providing a light and spacious aspect. Feature marble fireplace with coal effect living flame gas fire, with built-in bookcases to either side of the chimney breast, cornice to ceiling, picture rail, one radiator, doors to cupboards with fitted shelves providing useful storage facilities and a fitted carpet.

From the Entrance Hall a door opens into the

SITTING ROOM

23'7" x 18'7" max

This spacious and elegant sitting room has an angular bay window to the side elevation with leaded and stained glass upper panels enjoying an attractive garden outlook, ornate plaster work to the ceiling with matching cornice and picture rail, feature fireplace with columns and seats to either side, open grate fire and ornate carved wood fire surround on a ceramic hearth. One radiator with cover, one double radiator and a fitted carpet.

From the Entrance Hall a door with stained glass and leaded window opens to the

REAR HALL

Providing access to the rear of the property with door opening to the

BUTLERS PANTRY

With fitted cupboards providing excellent storage facilities. Door to under the stairs cupboard providing further storage facilities.

From the Entrance Hall a door opens into the

BREAKFAST ROOM

15'0" x 13'8"

With sash cord window to the rear elevation, wood fire surround with marble inset and hearth and coal effect living flame gas fire. To one side of the chimney breast there are built-in cupboards providing useful storage, bookcase with cupboards beneath, cornice to ceiling, one double radiator, inset spotlight fittings and a fitted carpet.

From the Breakfast Room a door opens into the

KITCHEN

15'2" x 6'3"

The kitchen is fitted with a range of wall and base units incorporating granite work surfaces with a single drainer sink unit with mixer tap, electric cooker with extractor in stainless steel canopy above and an integrated dishwasher, uPVC double glazed doors to the side elevation, cornice to ceiling with inset spotlight fittings and a tiled floor.

From the Rear Hall a door opens to the

CONSERVATORY

13'8" x 13'7"

With double glazed windows to three elevations providing delightful garden views with French doors opening onto the garden. The conservatory has spotlight fittings to the ceiling and a single radiator.

From the Rear Hall a door opens to cellar head with steps leading down to a

SUITE OF CELLARS

UTILITY CELLAR

KEEP CELLAR

Housing the Vaillant combination boiler with pressurised cylinder and electric meter.

STORE CELLAR 5.52m x 5.48m

This main cellar is beneath the dining room and has a uPVC double glazed window to the front and side elevations, it provides excellent storage facilities.

WINE CELLAR 5.84m x 2.29m

With stone shelves and a window to the rear elevation.

From the Cellar Hall a door opens to

STORE CELLAR TWO 6.02m x 7.14m

Beneath the Sitting Room.

BASEMENT OFFICE 4.10m x 4.05m

Beneath the Study this spacious room has inset spotlight fittings to the ceiling and a laminate wood floor.

From the Entrance Hall a sweeping staircase leads to a half landing with period leaded and stained glass windows to the rear elevation and stairs continuing to the

FIRST FLOOR LANDING

This galleried landing has a cornice to ceiling and a fitted carpet.

From the Landing a door opens to the

BATHROOM

With modern white four piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, bidet and a panelled bath with Aqualisa shower unit. The bathroom is extensively tiled with complementing colour scheme to the remaining walls, window to the rear elevation, and one single radiator.

From the Landing a door opens to

BEDROOM TWO

18'7" x 18'11" max

This spacious double bedroom has a leaded and stained glass windows to two elevations and a secondary double glazed window to the side elevation, cornice to ceiling, matching centre rose and picture rail, two double radiators and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE

15'1" x 13'9"

This third double bedroom has secondary double glazed window to the front elevation enjoying an attractive garden outlook, cornice to ceiling with matching picture rail, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR

11'11" x 14'6"

With secondary double glazed window to the front elevation enjoying an attractive garden outlook, picture rail, one double radiator and a fitted carpet.

From the Landing a door opens to the

MASTER BEDROOM

18'11" x 17'11"

This impressive double bedroom has secondary double glazed windows to the front and side elevations providing this room with its light and spacious aspect, cornice to ceiling, one double radiator and a fitted carpet.

Door to Inner Hall with door to

SEPERATE WC

With white low flush WC, and a leaded and stained glass window to the rear elevation.

From the Inner Hall a door opens to the

EN SUITE BATHROOM

13'11", 15'7" max x 15'1"

This elegant and spacious en suite is fitted with a six piece suite comprising double wash basins in vanity unit with marble top and surround, low flush V/C, bidet, panelled bath with marble top and a fully tiled marble shower cubicle with rain fall shower unit. This spacious en suite has leaded and stained glass windows to two elevation and a period cast iron fireplace to the chimney breast, cornice to ceiling, matching picture rail and inset spotlight fittings, two double radiators, a heated chrome towel rail and a fitted carpet.

From the Landing a door opens to stairs leading to the

SECOND FLOOR LANDING

With skylight window,

From the landing a door opens to

BEDROOM FIVE

11'11" x 17'3"

With skylight window. This double bedroom is presently used as storeroom.

From the Landing a door opens to

BEDROOM SIX

10'1" x 11'6"

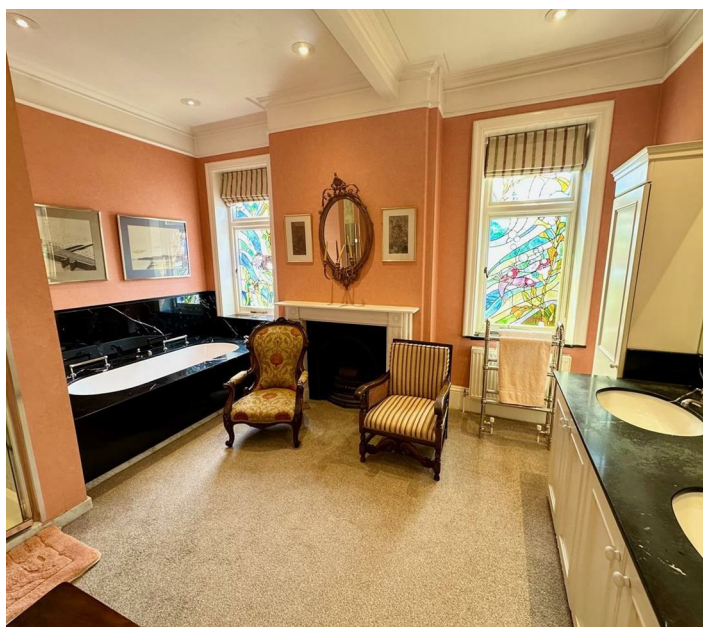
With bay window to the front elevation. This servants bedroom is currently used for storage.

GENERAL

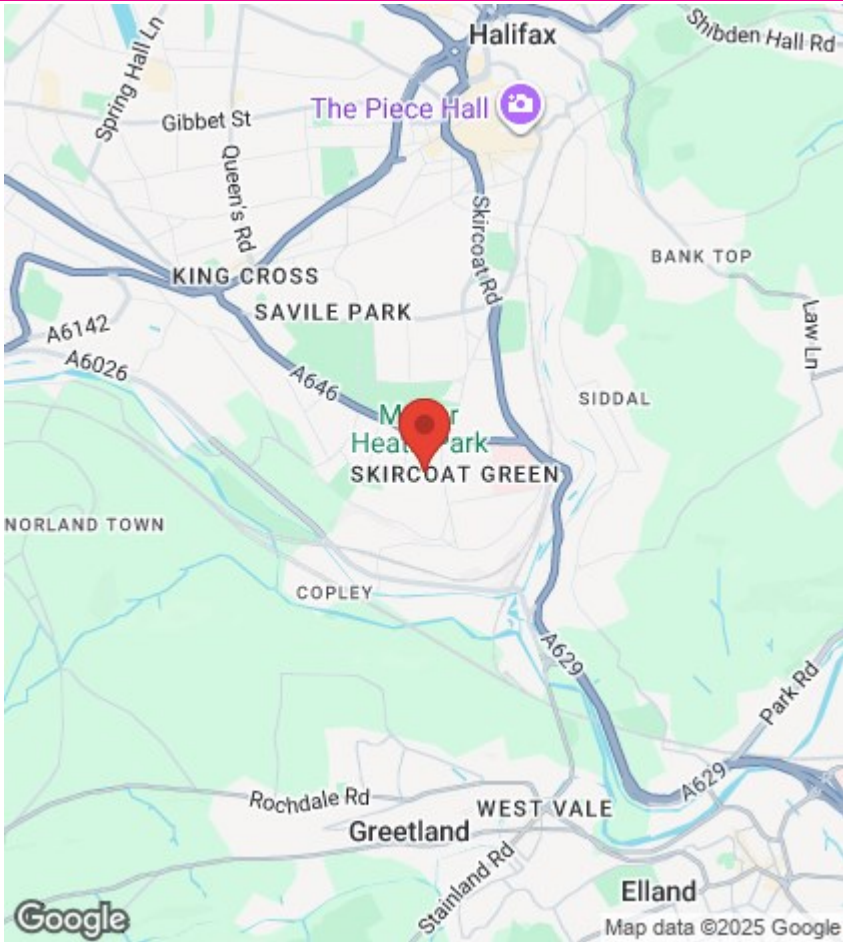
The property is constructed of brick and is surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of partial double glazing and gas central heating. The property is Freehold

EXTERNAL

Royd Lodge is set in mature extensive gardens with the possibility of development subject to obtaining the relevant planning permissions. To the front of the property there is a tarmacked drive which sweeps to the front entrance door with lawned garden, mature trees and shrubs. To one side of the property there is a large lawned garden with mature trees, shrubs and rose bushes. To the rear of the property there is a further lawned garden and path leading to the conservatory. There is a Flagged patio area, block paved area providing parking for several vehicles and access to the detached stone built garage with an electric up and over door.







Directions

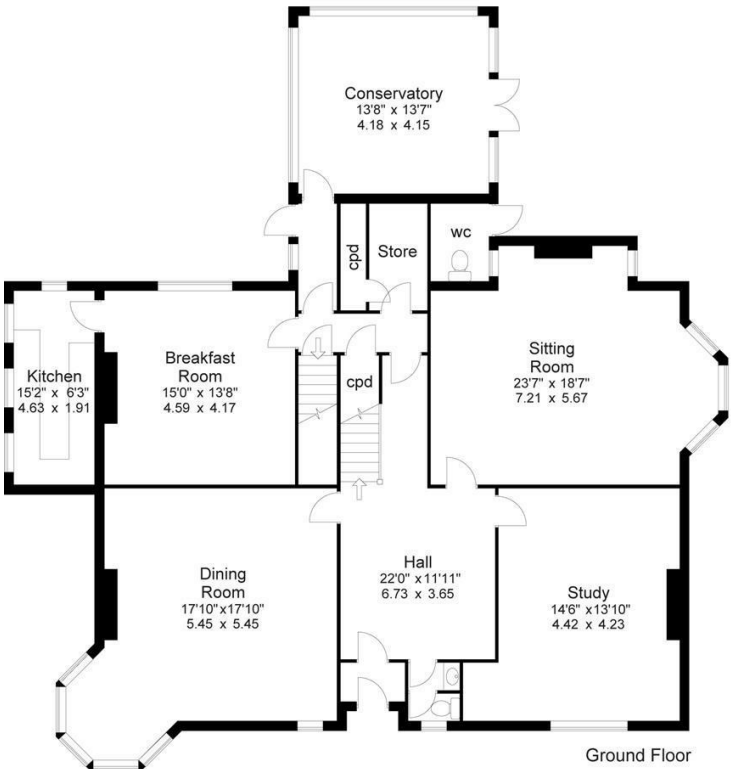
SAT NAV HX3 0LH

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	



For illustrative purposes only. Not to scale.