



14 St. Annes Road, Skircoat Green, Halifax, HX3 0RU

Offers Over £220,000

- : Highly Desirable Location
- : Attractive Accommodation
- : 2 Double Bedrooms
- : Close To Outstanding Schools
- : Realistically Priced
- : Period Terraced Residence
- : 2 Reception Rooms
- : Garden
- : Easy Access To Halifax & M62
- : Viewing Essential

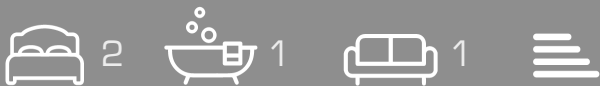
## 14 St. Annes Road, Halifax HX3 0RU

Situated in one of Calderdale's most desirable residential locations, right in the heart of Skircoat Green, this attractive two-bedroom stone-built through terraced residence offers beautifully presented accommodation.

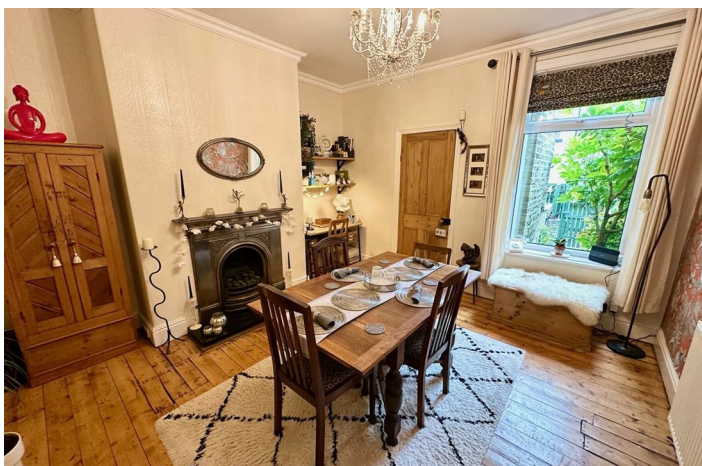
Just step inside this delightful home and you cannot fail to be impressed by the attractive accommodation and period charm it offers. It briefly comprises of an entrance porch, 2 reception rooms, kitchen, basement cellar, 2 double bedrooms, and a modern bathroom.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax Town Centre and the Trans-Pennine road and rail network connecting Manchester and Leeds.

An internal inspection is absolutely essential to fully appreciate this stone built period property.



Council Tax Band: B



### ENTRANCE PORCH

With UPVC double glazed window to the front elevation. A glass panelled door leads into the:

### LOUNGE

12'7" x 13'6"

A bright and spacious reception room with a large UPVC double glazed window to the front elevation. Features include a period tiled fireplace with mantelpiece and hearth, fitted shelving to either side of the chimney breast, coved ceiling with matching centre rose, double radiator, TV point, and fitted carpet.

From the lounge a door opens into a

### SMALL INNER HALL

With polished wood flooring and access to the

### DINING ROOM

13'5" x 12'7"

A beautiful second reception space featuring a cast iron fireplace with coal-effect living flame gas fire on a matching hearth. UPVC double glazed window to the rear elevation, corniced ceiling, polished wood flooring, and double radiator.

From the dining room door opens into the

### KITCHEN

7'3" x 8'8"

Fitted with a range of modern white wall and base units with matching wood-effect work surfaces. Includes a stainless steel one-and-a-half bowl sink unit with mixer tap, integrated five-ring gas hob with stainless steel extractor canopy above, fan-assisted electric oven and grill, integrated fridge, and plumbing for an automatic washing machine.

The kitchen is attractively tiled around the work surfaces with a complementary colour scheme to the remaining walls. UPVC double glazed window to the rear and a UPVC rear entrance door. Fitted carpet.

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

### BASEMENT STORE CELLAR

This spacious store cellar has power and light, Includes a double radiator and a separate keeping cellar with fitted shelving.

From the inner hall stairs lead to the

### LANDING

With fitted carpet, radiator, and access to:

### BEDROOM ONE

13'7" x 13'0"

A spacious double bedroom with fitted wardrobes running the length of one wall and additional cupboard storage above. UPVC double glazed window to the front elevation, double radiator, and fitted carpet.

from the landing door opens to

### BEDROOM TWO

13'6" x 9'4"

This second double bedroom with UPVC double glazed window to the rear elevation, corniced ceiling, double radiator, and fitted carpet. Includes a walk-in cupboard providing excellent storage.

From the landing door opens to

### BATHROOM

Modern white three-piece suite comprising pedestal wash basin, low flush WC, and panelled bath with Mira shower unit above. The bathroom is fully tiled around the suite and decorated in a complementary style. UPVC double glazed window to the rear elevation, chrome heated towel rail, and built-in airing cupboard with fitted shelving.

### GENERAL

: Construction: Stone-built under a blue slate roof  
: Tenure: Freehold  
: Council Tax Band: B  
: Services: Mains gas, electricity, and water  
: Heating: Gas central heating  
: Glazing: Full UPVC double glazing

### EXTERNAL

To the front, there is a small garden with path leads to the front entrance door, creating a welcoming approach.

To the rear, a patio garden with mature plants and shrubs provides an ideal outdoor retreat. Also benefits from a stone-built bin store.



### Directions

SAT NAV HX3 ORU

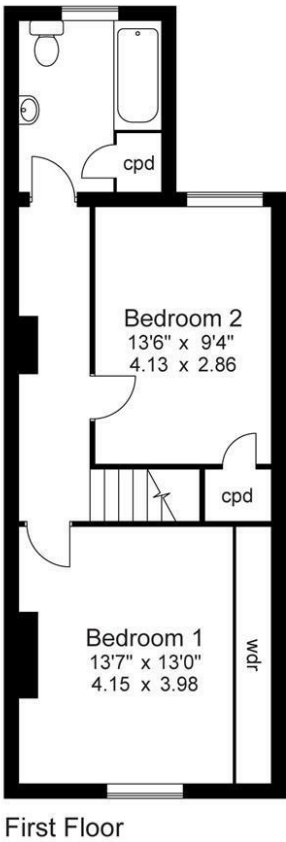
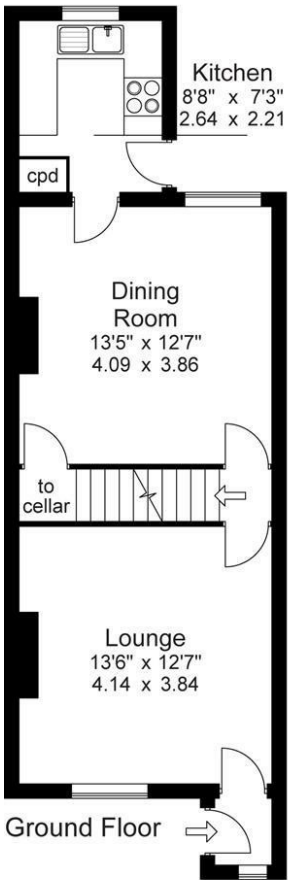
### Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 960 Sq. Feet  
= 89.1 Sq. Metres



For illustrative purposes only. Not to scale.