



11 Chancery Terrace, Skircoat Green, Halifax, HX3 0SB

Offers Around £145,000

- : Highly Desirable Location
- : South Facing Garden
- : Modern bathroom & Kitchen
- : Study
- : Easy Access to Halifax & M62
- : Superb Panoramic Views
- : Double Bedroom With Juliette Balcony
- : Spacious Lounge
- : Attractive Accommodation
- : Viewing Essential



# 11 Chancery Terrace, Halifax HX3 0SB

Situated in one of Calenderdale's premier residential locations within the heart of Skircoat Green, lies this superb stone built one bedroomed cottage providing attractive and modern living accommodation.

Just step inside this delightful cottage and you cannot fail to be impressed by the attractive interior provided which has a wealth of charm and character. This south facing property briefly comprises a lounge, modern fully fitted breakfast kitchen, study, double bedroom with en suite shower room, south facing garden, uPVC double glazing and electric under floor heating to the ground floor.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does the opportunity arise to purchase such a quality cottage in this sought after location and an early appointment to view is strongly recommended to avoid disappointment.



Council Tax Band: A



### SPACIOUS LOUNGE

17'3" narrowing to 13'10" x 12'9"

A composite stable style front entrance door opens into the lounge. The charm and character of this room is enhanced by the ingle nook fireplace incorporating a multi-fuel stove on a matching hearth, uPVC double glazed window to the front elevation with colonial style shutters and enjoying superb panoramic views. To either side of the fireplace there are built-in cupboards and shelves providing useful display facilities. Door to under the stairs cupboard providing storage facilities and being plumbed for an automatic washing machine.

From the Lounge through to the

### BREAKFAST KITCHEN

9'11" x 11'1"

Being fully fitted with a range of modern wall and base units incorporating matching quartz work surfaces with a single drainer 1 1/2 bowl sink unit with mixer tap, four ring halogen hob with extractor above, integrated microwave, integrated oven and grill, integrated fridge freezer, integrated dishwasher, and a solid oak breakfast bar. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor. Inset spotlight fittings to the ceiling, and wall mounted TV fittings.

From the Breakfast Kitchen a door opens into the

### STUDY

6'0" x 13'6" narrowing to 12'1" max

This useful study has fitted shelves, a work station and double doors opening to a large store cupboard with fitted shelves, inset spotlight fittings to ceiling.

Door to

### STOREROOM

Providing excellent storage facilities.

From the Lounge stairs lead to the

### DOUBLE BEDROOM

12'11" x 12'1" max

With uPVC double glazed French doors opening onto a Juliet balcony taking full advantage of the breath-taking panoramic views this property enjoys. Feature period fireplace to the chimney breast, built-in wardrobes to either side, exposed stone work to one wall and a fitted carpet.

From the Bedroom a door opens to the

### EN SUITE SHOWER ROOM

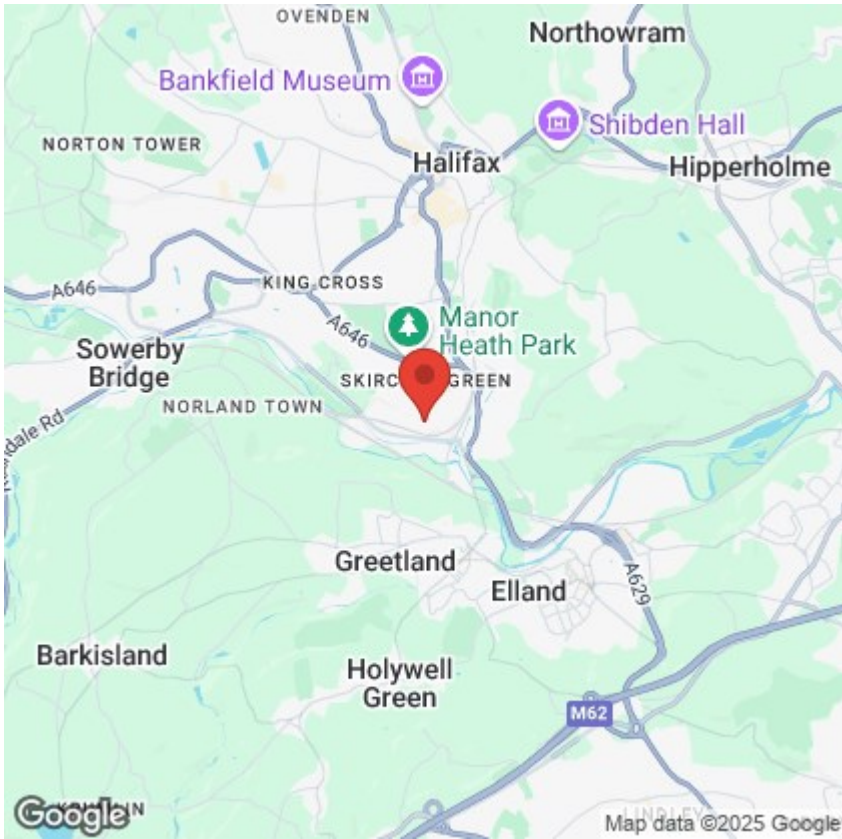
With modern white three piece suite comprising a large walk-in shower with rainfall and hand held shower units, low flush WC and hand wash basin in vanity unit with mixer tap. This attractive en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, chrome heated towel rail/radiator and inset spotlight fittings to the ceiling.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and electric under floor zoned heating to the ground floor with a warm air convector heater to the bedroom. The property is an under dwelling and as such is a Flying Freehold and is in council tax band A.

### EXTERNAL

To the front of the property there is a delightful south facing garden with a stone flagged patio area and lawned garden with ornamental water feature including lighting, a stone wood store, external water tap flowers and shrubs.



### Directions

SAT NAV HX3 OSB

### Viewings

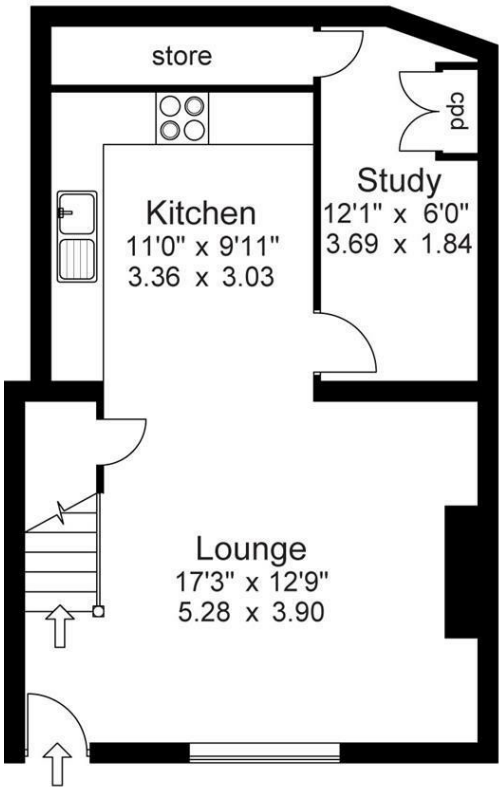
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

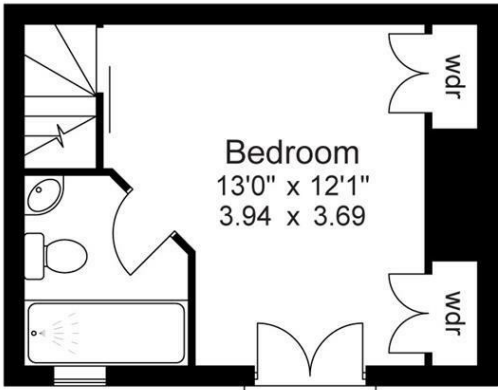
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 665 Sq. Feet  
= 61.8 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.