



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

Offers Over £240,000

- : Highly Desirable Location
- : 3 Good Sized Bedrooms
- : Modern Kitchen & Bathroom
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Period Stone Built Terrace
- : South Facing Garden
- : Separate WC
- : Close To Outstanding schools
- : Viewing Essential



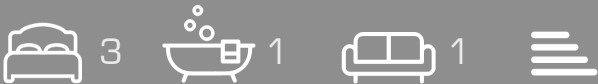
## 23 St. Annes Road, Halifax HX3 0RU

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this three bedroomed, stone-built through terraced residence, providing attractive family accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance vestibule, lounge, modern fully fitted dining kitchen, basement cellar, three bedrooms, modern bathroom, and separate toilet. gardens uPVC Double glazing and gas central heating.

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 Manchester & Leeds.

An internal inspection is absolutely essential to fully appreciate this attractive family home which is being offered for sale at this realistic asking price..



Council Tax Band: B



### ENTRANCE VESTIBULE

A UPVC double-glazed front entrance door opens into the entrance vestibule.

From the entrance vestibule, a glass panel door opens into the

### LOUNGE

14'2" x 13'4"

With feature marble fireplace to the chimney breast, incorporating and encasing a coal effect living flame gas fire on a matching hearth. UPVC double-glazed window to the front elevation. Inset spotlights to the ceiling, one double radiator, one TV point, and a fitted laminate wood floor.

From the lounge, a glass panel door opens into a small inner hall with laminate wood flooring. From the inner hall door opens to the

### DINING KITCHEN

13'1" x 10'11"

This attractive dining kitchen is fully fitted with a range of modern wall and base units, incorporating matching granite work surfaces with a one-and-a-half bowl sink with mixer tap, integrated fridge, gas hob with extractor in stainless steel canopy above, and fan-assisted electric oven and grill beneath. Plumbing for an automatic washing machine and dishwasher. The kitchen has matching splashbacks with a complementing colour scheme to the remaining walls. Two UPVC double-glazed windows to the rear elevation enjoying an attractive garden outlook, one double radiator, inset spotlights fitted to the ceiling, and a UPVC glazed rear entrance door opening onto the south-facing garden.

From the dining kitchen stairs lead down to the

### BASEMENT CELLAR

This basement cellar provides useful storage facilities and houses the electric meter.

From the inner hall, stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With a fitted carpet.

From the landing door opens to the

### SEPARATE TOILET

With white two-piece suite incorporating hand wash basin and low flush WC. It is extensively tiled around the suite, with complementing panelling to the remaining walls and ceiling, and a matching tiled floor. UPVC glazed window to the rear elevation. Ideal central heating boiler.

From the landing door opens to

### BEDROOM ONE

13'5" x 8'1"

With UPVC double-glazed window to the rear elevation, overlooking the rear garden. One double radiator and a fitted carpet.

From the landing door opens to

### BEDROOM TWO

8'1" x 13'5"

With UPVC double-glazed window to the front elevation. One double radiator and a fitted carpet.

From the landing door opens to the

### BATHROOM

With modern white three-piece suite incorporating hand wash basin with mixer tap in vanity unit, panel bath with mixer shower tap, and walk-in shower cubicle with shower unit. The bathroom is extensively tiled around the suite, with a complementing colour scheme to the remaining walls and a matching tiled floor. UPVC double-glazed window to the front elevation. Two chrome heated towel radiators. and an extractor fan.

From the landing door opens to stairs leading to the

### ATTIC BEDROOM THREE

14'6" x 17'1"

This spacious double attic bedroom has two Velux-style glazed skylight windows, providing this room with a light and spacious aspect. Beams to ceiling and polished wood floor. Doors open to under-eaves storage. One radiator.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof (reroofed 2025). It benefits from all main services: gas, water, and electric, with the added benefit of new UPVC double glazing and gas central heating. The property is freehold and in Council Tax Band B.

### EXTERNAL

To the front of the property, there is a small garden and path leading to the front entrance door.

To the rear, there is a south facing garden with a stone-flagged patio area with raised flower beds and a lawn with a path and mature plants and shrubs





## Directions

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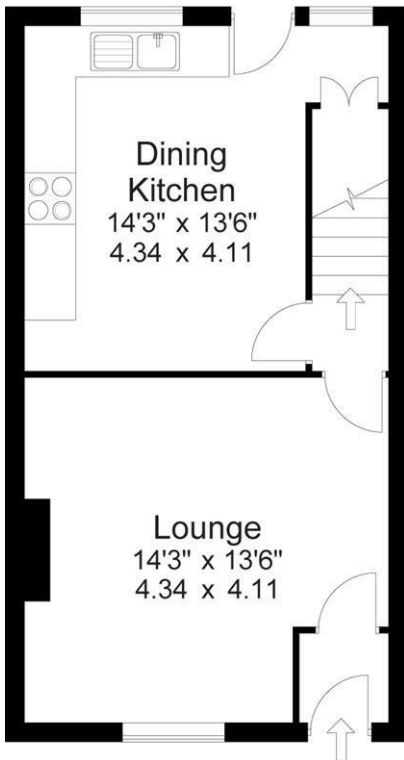
## Viewings

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

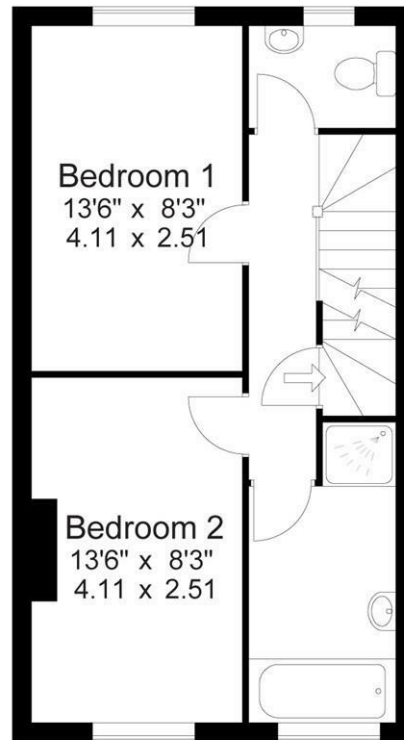
## EPC Rating:

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 = 1036 Sq. Feet  
= 96.3 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.