



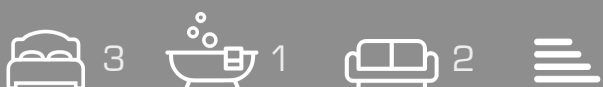
15 Green Park Avenue, Skircoat Green, Halifax, HX3 0SR

Offers Over £315,000

- : Family-friendly Skircoat Green location
- : Easy Access to Crossley Heath Grammar
- : Large bay-fronted lounge with cosy stove
- : 2 double bedrooms + versatile third/office
- : Ample parking, detached garage & workshop
- : All Saints Primary (Outstanding) close by
- : Extended layout with bright dining/family room
- : Modern kitchen with 5-burner hob & eye-level oven
- : Modern bathroom with corner bath & shower
- : Private south-facing garden with deck

15 Green Park Avenue, Halifax HX3 0SR

Extended 3-bed semi in Skircoat Green, perfectly placed for family life. Just a short walk from All Saints Primary (Ofsted Outstanding), Crossley Heath Grammar, Savile Park and Manor Heath, plus independent shops, pubs and coffee spots. Inside, a bay-fronted lounge with multi-fuel stove, bright dining extension and modern kitchen make everyday living easy. Two double bedrooms, a versatile third and a modern bathroom add flexibility. Outside, a south-facing garden with deck, ample parking, garage and workshop complete the picture, with excellent commuter links to Halifax, Leeds and Manchester.



Council Tax Band: C



Located in the Green Park area of Skircoat Green, this extended three-bedroom semi offers the perfect blend of convenience, community and family living. Within five minutes' walk you'll find a selection of independent shops, welcoming pubs and cafés - including a local butcher, a post office, a children's book shop, a launderette, several highly rated hair and beauty establishments, and a choice of excellent coffee shops and cafés - along with the wide open space of Savile Park and the family-friendly Manor Heath Park.

The property is ideally placed for families, sitting around the corner from All Saints Primary School (rated Outstanding by Ofsted) and within a 10-minute walk of Crossley Heath Grammar School. Halifax town centre is close at hand, while the nearby A629 makes commuting simple, offering easy access to Brighouse, Eland and Huddersfield and, via the M62, straightforward connections to Leeds and Manchester.

Inside, a spacious bay-fronted lounge with multi-fuel stove creates a cosy hub. A large single-storey extension opens into a bright dining space and second reception area - perfect for family meals, as a play space, or entertaining friends - with French doors to the quiet, private south-facing garden. The modern fitted kitchen includes an eye-level oven and microwave, five-ring gas hob as well as a dishwasher.

Upstairs are two generous doubles and a versatile third bedroom that works well as a nursery, a child's room or a home office, plus a modern bathroom with corner bath and shower.

Outside, a paved driveway to the front and side of the property provides ample parking for several vehicles and leads to a detached garage with power and light. To the rear of the a practical utility/workshop offers plumbing for a washing machine and power for a dryer - ideal for laundry or hobby space.

The enclosed south-facing garden offers a lovely mix of lawn, mature shrubs and a raised decked terrace with seating and inset lighting - a private, sheltered spot that's perfect for family time, summer barbecues or simply relaxing in the sun.

ENTRANCE HALL

A welcoming hallway with soft fitted carpet underfoot, providing space for coats and shoes. From here, an internal door opens into the lounge, while open access leads through to the kitchen, dining room and staircase to the first floor.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE

130' x 15'10"

A generous, light-filled lounge that instantly feels warm and welcoming. The bay-fronted design and twin uPVC windows flood the room with natural light, while the feature fireplace with a real multi-fuel stove, set on a matching hearth, creates a cosy focal point on cooler evenings. There's ample space here for family sofas, reading corners or even a play area, making it the true heart of the home. With both a TV point and access to superfast fibre broadband (up to 2000 Mbps), it's perfectly set up for modern family living - whether that's relaxing together, entertaining friends, or working from home in comfort.

From the Entrance Hall a doorway leads to the

MODERN FITTED KITCHEN

86" x 9'4"

A bright and well-planned kitchen, designed to make everyday family life run smoothly. Fitted with a range of modern white wall and base units, matching work surfaces and a stainless steel sink with mixer tap, it offers both style and practicality. Integrated appliances include an eye-level fan-assisted double oven and grill, a microwave, a five-ring gas hob with stainless steel extractor, and a dishwasher - giving you everything you need for busy weeknight suppers or relaxed weekend cooking. Finished with tiled splashbacks and a laminate wood floor, it's a welcoming, functional space that connects easily to the rest of the home.

From the Entrance Hall through to the

DINING ROOM

9'4" x 13'5"

This light-filled room is one of the home's standout features. With uPVC French doors opening directly onto the south-facing garden, side and rear windows, plus Velux skylights, it's bathed in natural light throughout the day. The flexible layout makes it a true family hub - equally suited to lively family meals, a children's playroom, or an inviting space to entertain friends. A wall-mounted TV point adds modern convenience, while the warm and welcoming feel seamlessly connects indoor and outdoor living, making it perfect for modern family life.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

A light and welcoming landing, brightened by a rear-facing uPVC window and modern inset spotlights. This central space connects the three bedrooms and family bathroom, with a useful storage cupboard housing the Vokera combination boiler. A hatch gives access to the fully insulated loft, offering additional storage for family life.

From the Landing a door opens into

BEDROOM TWO

10'2" x 7'4"

A bright and comfortable double bedroom with a rear-facing uPVC window overlooking the garden. Well laid out with space for a double bed and storage, this room works perfectly as a child's bedroom, guest room or even a larger home office. Its light and welcoming feel makes it a versatile space that can adapt to changing family needs.

From the Landing a panelled door opens into

BEDROOM ONE

11'3" x 9'11"

A well-proportioned double bedroom, brightened by a bay-fronted uPVC window to the front. There's comfortable space for a double bed along with wardrobes and additional furniture, making it a practical yet welcoming retreat at the end of the day. Warm and inviting, it offers the perfect setting for a restful night's sleep, finished with a new fitted carpet for a fresh, move-in ready touch.

From the Landing a panelled door opens into

BEDROOM THREE

7'6" x 5'6"

A versatile third bedroom with a front-facing uPVC window, ideal as a child's room, nursery or a dedicated study/office for home working. Though compact in size, it comfortably fits a single bed and furniture, adding valuable flexibility to the home.

From the Landing a panelled door opens into

BATHROOM

A modern family bathroom fitted with a white three-piece suite, including a hand wash basin set in a vanity unit with mixer tap, a panelled corner bath with Triton electric shower above, and a low-flush WC. Twin uPVC windows and inset ceiling spotlights keep the room light and bright, while a chrome heated towel rail adds a touch of warmth and practicality.

GENERAL

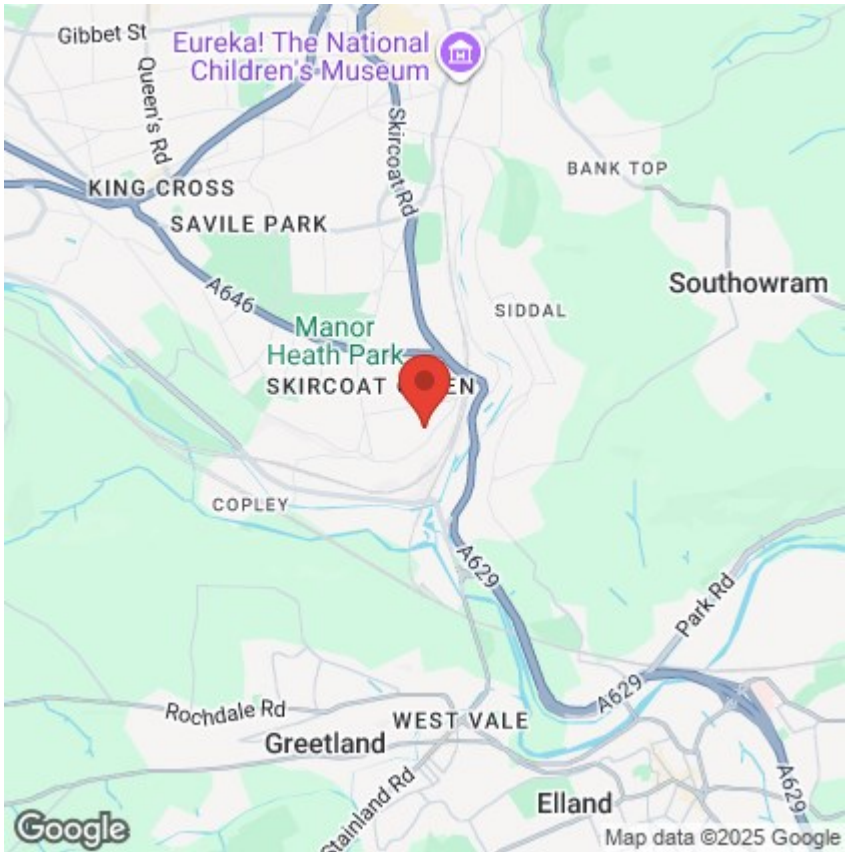
The property is constructed of brick with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band C.

EXTERNAL

To the front of the property there is a paved area providing off road parking facilities for numerous cars, there is a drive to the side of the property which leads to the detached garage with power, light and up and over door. To the rear of the garage is a utility area with plumbing for an automatic washing machine and power point for a tumble dryer. To the rear of the property there is an enclosed private garden with lawn, mature shrubs, and a terraced decked area incorporating seating and inset lighting.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.



Directions

SAT NAV HX3 0SR

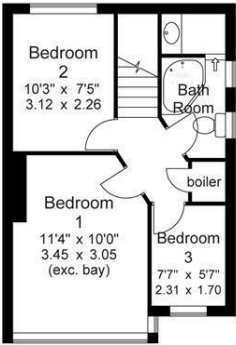
Viewings

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

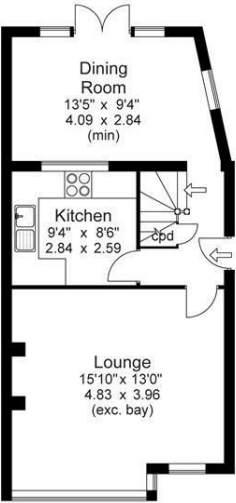
EPC Rating:

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 = 864 Sq. Feet
= 80.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.