



Skyreholme New Lane, Skircoat Green, Halifax, HX3 0TE

£2,500

- : Highly Desirable Location
- : Spacious Open Plan Family Room and Dining Kitchen
- : 4 Bathrooms (2 ensuite)
- : Closer To Outstanding Schools
- : Unfurnished Accommodation
- : Superb Panoramic Views
- : 4 Double Bedrooms
- : South Facing Garden Including a Garden Room
- : Easy Access to M62
- : Viewing Essential

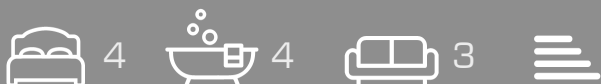
Skyreholme New Lane, Halifax HX3 0TE

Situated in one of Calderdale's premier residential locations lies this superb four bedroom detached residence, providing extremely attractive, unfurnished accommodation and enjoying breath-taking panoramic views from its slightly elevated and commanding position.

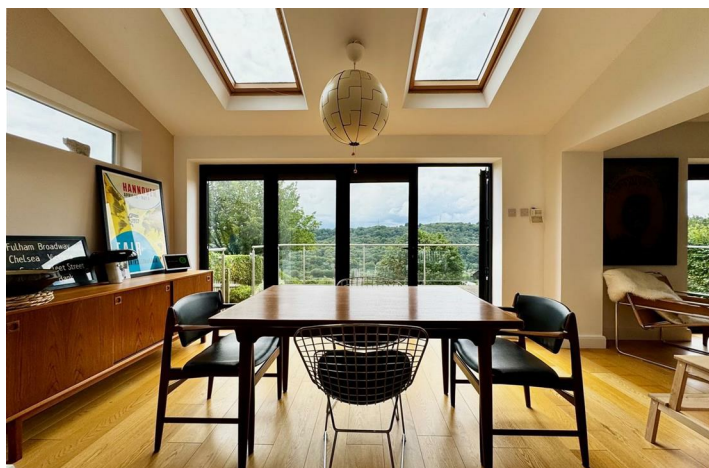
An internal inspection is absolutely essential to fully appreciate the accommodation provided, which briefly comprises a large open plan family room and dining kitchen area, utility Room, two further reception rooms, a downstairs shower room, four bedrooms (two with en suites and master with walk in wardrobe), a family bathroom, and a south facing garden with garden room.

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, Sowerby Bridge, and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to rent such a quality home in this sought-after location, and as such, an early inspection to view in order to avoid disappointment is strongly recommended.



Council Tax Band: G



ENTRANCE HALL

The front entrance door opens into the entrance hall with inset spotlight fittings to the ceiling, laminate wood flooring, and one double radiator.

from the entrance hall door opens to the

CLOAKROOM

With coat hanging facilities.

From the entrance Hall door to the

DOWNSTAIRS SHOWER ROOM

Fitted with a modern white three-piece suite incorporating a hand wash basin with mixer tap, low flush W/C, and shower cubicle with Mira shower unit. UPVC double glazed window to the side elevation and one double radiator.

From the entrance hall door to the

LOUNGE

18'2" by 17'1"

A generously proportioned reception space with large UPVC double glazed picture window to the front elevation, taking full advantage of the superb panoramic views. Features include a log-burning stove set into the chimney breast with matching hearth, two double radiators, inset spotlight fittings, a TV point, and fitted carpet.

From the entrance hall door to the

LIVING ROOM

22'5" by 8'9" extending to 14'2"

A versatile room with UPVC double glazed windows to both the front and rear elevations, inset spotlight fittings, two double radiators, and laminate wood flooring.

From the entrance hall a spindled staircase leads down to an

INNER HALL

With laminate wood flooring and inset spotlight fittings.

From the inner hall door to the

UTILITY ROOM

12'5" by 5'0" extending to 11'4"

Fitted with base units and matching work surfaces, a stainless steel single drainer one and a half bowl sink unit with mixer tap, and plumbing for an automatic washing machine. Inset spotlight fittings and laminate wood floor.

From the inner hall door to the

OPEN PLAN FAMILY ROOM & DINING KITCHEN

FAMILY ROOM

17'0" by 18'1"

A spacious and light-filled lounge with bi-folding doors to the front elevation opening onto the south-facing patio and glazed terrace, again providing full advantage of the panoramic

views. Fitted cupboards to one wall under floor heating and inset spotlight fittings.

OPEN PLAN DINING KITCHEN

14'0" by 28'9"

The dining area features bi-folding doors opening onto the south-facing terrace. Two Velux double glazed skylight windows and an additional UPVC double glazed window to the side elevation provide excellent natural light. Engineered oak flooring runs throughout with under floor heating.

DINING AREA

The dining area features bi-folding doors opening onto the south-facing terrace. Two Velux double glazed skylight windows and an additional UPVC double glazed window to the side elevation provide excellent natural light. Engineered oak flooring runs throughout with under floor heating.

KITCHEN

This superb kitchen is fully fitted with a range of modern fitted units incorporating matching work surfaces, a one and a half bowl sink unit, and integrated hob double electric oven, integrated dish washer, integrated Fridge & Freezer, centre island with hob with extractor above and matching work surfaces. Door to walk in pantry with fitted shelves. Two uPVC double glazed windows to the side elevation, engineered oak floor with under floor heating and inset spotlights to the ceiling.

From the entrance hall a spindled staircase leads to the

FIRST FLOOR LANDING

With Velux skylight window.

From the landing door to

BEDROOM ONE

11'10" by 18'8"

A spacious double bedroom with UPVC double glazed window to the front elevation enjoying panoramic views, additional Velux skylight window, one double radiator, and laminate wood flooring.

From the bedroom door to the

DRESSING ROOM

With hanging rails, Velux skylight window, and laminate wood floor.

From the bedroom door to

EN SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising hand wash basin set into a vanity unit with mixer tap, low flush W/C, and shower cubicle with shower unit. Extensively tiled around the suite with complementing ducor to remaining walls. Velux skylight window, UPVC double glazed window to the side elevation, extractor fan, inset spotlight fittings, and one double radiator.

From the landing door to

BEDROOM THREE

11'5" by 14'4"

Double bedroom with UPVC double glazed window to the front elevation enjoying panoramic views, inset spotlight fittings, one double radiator, and laminate wood flooring.

From the landing door to

BEDROOM FOUR

14'4" by 8'10"

With two Velux skylight windows and two UPVC double glazed windows to the rear elevation, providing an abundance of natural light. Built-in wardrobes to one wall, laminate wood floor, one double radiator, and inset spotlight fittings.

FAMILY BATHROOM

Fitted with a modern white four-piece suite comprising hand wash basin set into a vanity unit with mixer tap, low flush W/C, panelled bath, and a walk-in shower cubicle with rainfall and handheld shower units. Extensively tiled around the suite with complementing ducor to remaining walls. Velux skylight window, UPVC double glazed window to the side elevation, modern radiator, and inset spotlight fittings.

From the landing door to

BEDROOM TWO

15'3" maximum by 16'1" including en suite

A large double bedroom with UPVC double glazed corner window to the side elevation, inset spotlight fittings, two double radiators, and laminate wood flooring.

From the bedroom door to

EN SUITE SHOWER ROOM (BEDROOM TWO)

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush W/C, and walk-in shower cubicle with shower unit. Tiling around the shower area with complementing walls, Velux skylight window, radiator, and inset spotlight fittings.

GENERAL

The property has the benefit of all main services including gas, water, and electric. Additional benefits include UPVC double glazing, gas central heating, and underfloor heating to the lower ground floor level. The property is freehold and is in Council Tax Band G.

EXTERNAL

To the rear of the property is a tarmac driveway providing off-road parking. There is a south-facing patio terrace with glazed balustrade, a lawned garden with mature plants and shrubs, and a further garden area beneath. There is a garden room which is used as an office and has mains electric.

NB Although there is an internal garage this is being used for storage by the owners and is not included in the let.

VIEWING

strictly by appointment through the sole letting agents: Kemp & Co, Halifax. Telephone 01422 349222







Directions

SAT NAV HX3 OTE

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	