



The Gables Lea Avenue, Skircoat Green, Halifax, HX3 0LL

Offers Around £850,000

- : Highly Desirable Location
- : 2 First Floor Reception Rooms
- : Garden Room, Downstairs Cloakroom, Utility Room
- : 6 Bedrooms & 3 bathrooms
- : Close To Outstanding Schools
- : Superb Period Family Home
- : Breakfast Kitchen with walk in pantry
- : Basement TV/Cinema Room, Gym, Office & Store Cellars
- : Mature Gardens & Garage
- : Viewing Essential

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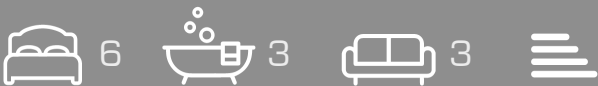
Situated in the charming area of Skircoat Green, Halifax, The Gables on Lea Avenue offers a perfect blend of comfort and convenience. The property is situated in a sought-after neighbourhood, known for its picturesque surroundings and friendly community atmosphere.

As you approach the house, you will be greeted by its attractive facade, which hints at the warmth and character that lies within. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a welcoming ambiance throughout the home.

The house features a generous living room, ideal for family gatherings or quiet evenings in. The kitchen is well-equipped, offering functionality and style, making it a joy for any home cook. The bedrooms are spacious and comfortable, providing a peaceful retreat at the end of the day. This delightful home also benefits from a garden room, downstairs cloakroom, utility room, tv/cinema room, gym, office, store cellars, 3 bathrooms, and a garage.

Outside, the property benefits from a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. The surrounding area is rich in local amenities, including shops, outstanding schools, and parks, ensuring that everything you need is within easy reach.

This delightful house on Lea Avenue has been extensively modernised to create a superb family home with many period features ensuring it has retained its charm and character. Very rarely does an opportunity arise to purchase a period detached house in this sought after location and as such an early appointment to view this impressive property is strongly recommended.



Council Tax Band: G



ENTRANCE VESTIBULE

A door opens into the

ENTRANCE HALL

With cornice to ceiling with matching centre rose, two leaded and stained glass windows to the front elevation, two double radiators, a polished wood floor, feature fireplace incorporating a multifuel stove on a matching hearth.

From the Entrance Hall a panelled door opens into the

SITTING ROOM

18'0" x 15'3"

This delightful room has a bay window to the front elevation with double glazed units incorporating leaded and stained glass upper panels, leaded and stained glass period windows to the side elevation provide this room with a light and spacious aspect. To the chimney breast there is a multi-fuel stove on a matching hearth, cornice to ceiling with matching centre rose and picture rail, two double radiators, one TV point, and a polished wood floor.

From the Entrance Hall a door opens into the

DINING ROOM

18'6" x 16'2"

With cornice to ceiling with ornate plaster work and picture rail, Double glazed windows to the front elevation with leaded and stained glass upper panels, further leaded and stained glass windows to the front, rear and side elevations. To the alcove there is a multi-fuel stove on a marble hearth with inset spotlights above, one double radiator and a polished wood floor.

From the Entrance Hall a door opens into the

INNER HALL

With cornice to ceiling and a tiled floor.

From the Inner Hall a glass panelled door opens into the

GARDEN ROOM

15'3" x 7'8"

With double glazed windows to two elevations and a double glazed roof. The garden room enjoys an attractive garden outlook and a door providing access to the side garden. Modern vertical radiator.

From the Inner Hall a door opens into the

DOWNSTAIRS CLOAKROOM

With white two piece suite comprising low flush W/C and pedestal wash basin, built-in cupboards providing excellent storage facilities, double glazed window to the rear elevation, cornice to ceiling, one double radiator, chrome heated towel rail and a tiled floor.

From the Inner Hall a glass panelled door opens to the

BREAKFAST KITCHEN

15'3" x 14'11"

This breakfast kitchen is fully fitted with a range of modern wall and base units incorporating matching granite work surfaces with a multi-fuel cooking range with extractors in canopy above, double Belfast white enamel sink unit with mixer tap, integrated dishwasher, and a centre island with cupboards and drawers. The kitchen has matching granite splash backs with complementing colour scheme to the remaining walls, double glazed windows to the rear elevation enjoying an attractive garden outlook, cornice to ceiling, one double radiator and a tiled floor.

From the Kitchen a door opens to the

SIDE ENTRANCE VESTIBULE/UTILITY ROOM

10'5" x 9'3"

With built-in cupboards, exposed stone work, and plumbing for a washing machine with power points for the washer and tumble dryer, uPVC double glazed windows to the front and side elevations and a side entrance door.

From the Breakfast Kitchen a door opens to a

WALK-IN PANTRY

With double glazed window to the side elevation, built-in cupboards providing excellent storage facilities and a tiled floor.

From the Pantry, stairs lead down to the

BASEMENT HALL

With uPVC double glazed windows to the front elevation, one double radiator and

a fitted carpet.

From the Hall a door opens into the

TV/CINEMA ROOM

15'8" x 14'2"

With uPVC double glazed window to the front elevation, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the Basement Hall a door opens to the

GYM

18'2" x 14'6"

With inset spotlight fittings to the ceiling, uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Basement Hall a door opens to the

OFFICE

8'3" x 7'10"

With inset spotlight fittings and a fitted carpet.

From the Basement Hall a door opens to an

INNER HALL

With door to

MAIN CELLAR

14'0" x 12'0"

With power, light, and a uPVC double glazed window to the rear elevation. The main cellar provides useful storage facilities.

From the Inner Hall a door to the

BOILER ROOM

9'6" x 7'4"

Housing the Worcester Green Star boiler and cylinder tank.

From the Entrance Hall a spindled staircase with fitted carpet leads to a

HALF LANDING

With further stairs leading to the

FIRST FLOOR LANDING

With cornice to ceiling and picture rail, an attractive feature of this landing is the stained glass skylight window. From the Landing a door opens to

BEDROOM FOUR

15'3" x 11'8"

With double glazed windows to the rear and side elevations providing a light and spacious aspect, cornice to ceiling with picture rail, built-in wardrobe with cupboard space above, laminate wood floor and one double radiator.

From the Landing a panelled door opens to the

MASTER BEDROOM

18'0" x 15'3"

This spacious double bedroom has a bay window to the front elevation with double glazed units and leaded and stained glass upper panels, built-in wardrobes with cupboard space above, cornice to ceiling with matching picture rail, period fireplace with ceramic inset and hearth, two double radiators and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With modern white three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C and a large walk-in shower cubicle with rainfall shower unit. This attractive en suite is fully tiled and has a matching floor, inset spotlight fittings to the ceiling, an inset mirror, and a modern vertical radiator/towel rail.

From the Landing a door opens to

BEDROOM THREE

15'8" x 10'0"

With double glazed window to the front elevation with leaded and stained glass upper panels, cornice to ceiling with matching picture rail, laminate wood floor and one double radiator.

From the Landing a door opens to

BEDROOM TWO

16'2" x 14'6"

This spacious double bedroom has an angular bay window to the front elevation with double glazed units and leaded and stained glass upper panels, cornice to ceiling, feature period fireplace with ceramic inset, one double radiator and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE BATHROOM

With a modern white three piece suite comprising hand wash basin, low flush W/C and panelled bath with mixer tap and overhead rainfall shower unit. The en suite is extensively tiled around the suite and complementing colour scheme to the remaining walls, cornice to ceiling with inset spotlight fittings, matching floor, and a chrome heated towel rail/radiator.

From the Landing a door opens to the

FAMILY BATHROOM

This delightful bathroom has a modern white three piece suite comprising Victorian style roll top, claw foot bath with mixer shower tap, pedestal wash basin and low flush W/C. The bathroom is panelled around the suite, and has complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, double glazed window to the rear elevation with a leaded and stained glass period window to the side elevation, and a chrome heated towel rail/radiator.

From the Landing a door opens to store cupboard with windows to side elevation providing useful storage facilities.

From the First Floor Landing stairs lead to the

SECOND FLOOR LANDING

With fitted carpet, door to under the eaves storage facilities. From the Landing a door opens to

OFFICE/STUDY

With Velux double glazed skylight window, one single radiator and a fitted carpet.

From the Study a door opens into

BEDROOM FIVE

15'3" x 11'3"

With Velux double glazed skylight window, two windows to the side elevation, door to under the eaves, one single radiator and a fitted carpet.

From the Study a door opens into

BEDROOM SIX

14'6" x 11'3"

With Velux double glazed skylight window, two further windows to the side elevation providing a light and spacious aspect, one single radiator, doors to under the eaves access and a fitted carpet.

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 double glazing and gas central heating. The property is freehold and is in council tax band G.

EXTERNAL

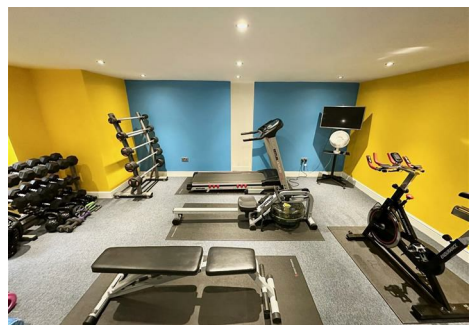
To the front of the property there is a garden with mature plants and shrubs and path leading to the front entrance door. To one side of the property there is a tarmac drive providing off road parking for two vehicles and leading to the

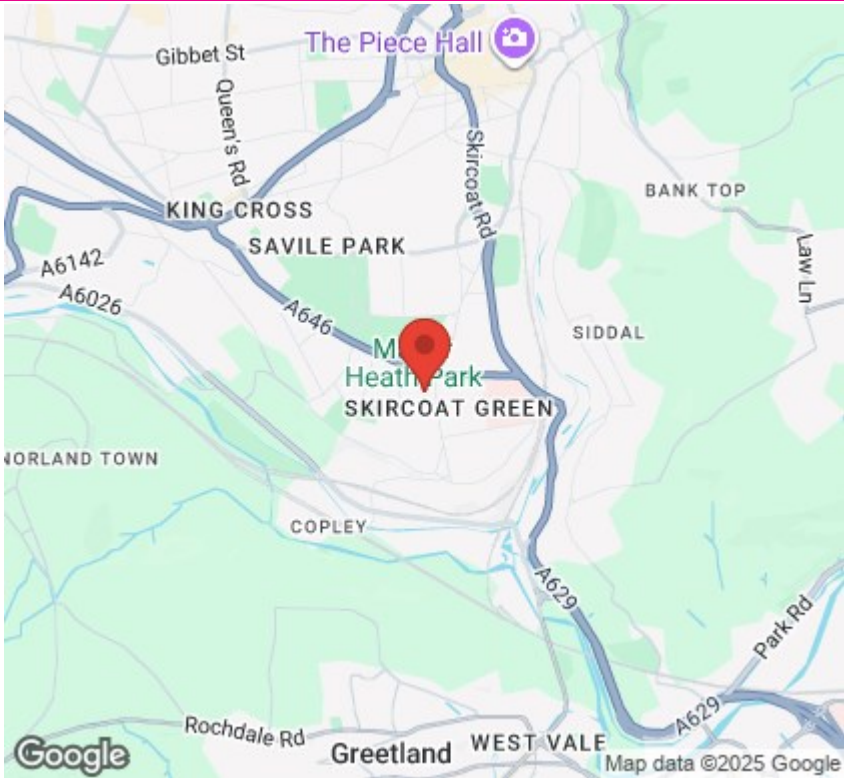
STONE BUILT DETACHED GARAGE

With electric up and over door. Power and light.

To the remaining side of the property there is a lawned garden with mature plants and shrubs and flagged patio area. To the rear there is a further garden with a decked seating and entertaining area which has inset lighting, a built in BBQ and a further lawn with mature plants and shrubs.







Directions

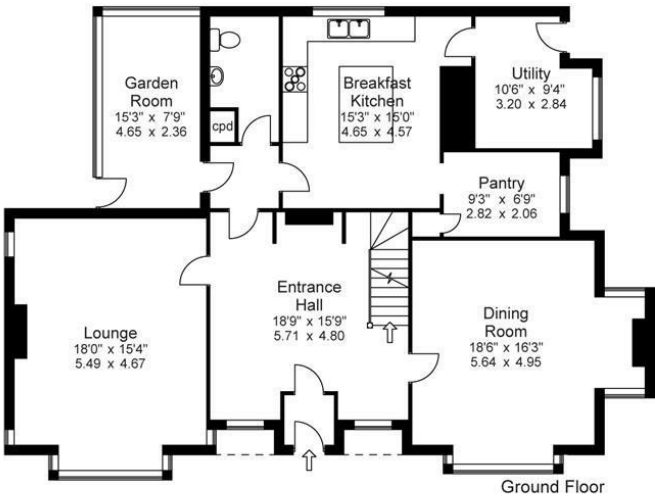
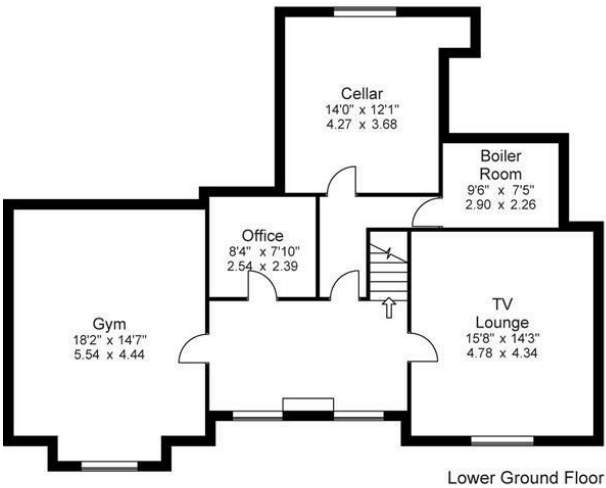
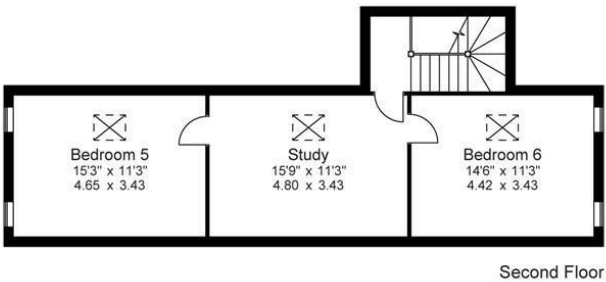
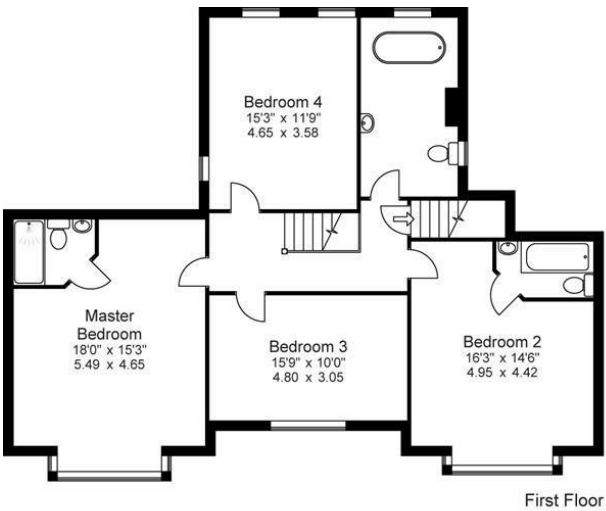
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Viewings

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	



For illustrative purposes only. Not to scale.