



106 Green Park Road, Skircoat Green, Halifax, HX3 OSW

Offers In The Region Of £310,000

- : Highly Sought After Location
- : Large garden To the Rear
- : Some Redecoration Required
- : uPVC Double Glazing & Gas Central Heating
- : Easy Access to Halifax Town Centre & The M62
- : Close To Outstanding Schools
- : Modern Bathroom & Kitchen, & Conservatory
- : Off Road Parking
- : Potential For Extension
- : Viewing Strongly Recommended



## 106 Green Park Road, Halifax HX3 0SW

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this three bedroomed semi-detached residence with an extremely large garden to the rear providing ideal family accommodation. Although the property provides a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is essential to fully appreciate the accommodation this superb property provides. The property comprises an entrance hall, two reception rooms, conservatory, modern fitted kitchen, modern bathroom, three bedrooms, gardens to front and rear and drive providing off road parking to the side, uPVC double glazing and gas central heating. 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 and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. There are only six properties on the Green Park estate with such a large garden to the rear and as such an early appointment to view is strongly recommended in order to avoid disappointment.



3



1



2



D

Council Tax Band: C



### ENTRANCE HALL

With cornice to ceiling, stained and leaded diamond shape glass window to the side elevation, one double radiator, door to under stairs cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

### LOUNGE

14'0" into bay window x 12'0"

With bay window to the front elevation incorporating uPVC double glazed units, inset coal effect living flame gas fire with marble surround to the chimney breast, cornice to ceiling, one double radiator and one TV point.

From the entrance hall door to the kitchen

### KITCHEN

6'7" x 12'3"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, five ring gas hob with extractor hood in stainless steel and glazed canopy above, fan assisted electric oven and grill and washing machine. The kitchen has matching splash backs with complimenting colour scheme to the remaining walls, uPVC double glazed window to the rear elevation enjoying an attractive garden outlook. Cupboard housing the Worcester combination boiler.

From the kitchen door opens into the

### DINING ROOM

10'9" x 12'0"

With cornice to the ceiling and one double radiator.

From the Dining Room a uPVC double glazed sliding patio door opens into the

### CONSERVATORY

10'3" x 9'0"

With uPVC double glazed windows to three elevations with French doors opening onto the rear garden. Tiled floor and electric heater.

From the Entrance Hall stairs with fitted carpet lead to the half landing with uPVC double glazed window to the side elevation, two further steps to the

### FIRST FLOOR LANDING

From the Landing a door opens to the

### BATHROOM

With a modern white three piece suite comprising hand wash basin in vanity unit, low flush W/C and walk-in shower cubicle with remote controlled shower. The bathroom has uPVC double glazed windows to the rear and side elevations, chrome heated towel rail/radiator, inset spotlight fittings to ceiling and a tiled floor.

from the Landing door opens to

### BEDROOM TWO

12'1" x 9'4"

This second double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, built-in bedroom furniture comprising wardrobes, fitted shelves and drawers to one wall. Cornice to ceiling, and one single radiator. Access to loft with potential to convert to a fourth bedroom subject to obtaining the necessary building regulations.

From the Landing a door opens into

### BEDROOM ONE

11'11" x 14'9"

This spacious double bedroom has a bay window to the front elevation incorporating uPVC double glazed units and one single radiator.

From the Landing a door opens into

### BEDROOM THREE

8'1" x 5'7"

This single bedroom has a uPVC double glazed window to the front elevation and one single radiator.

### GENERAL

The property is constructed of brick and surmounted 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 in council tax band C. The property has the potential to be extended subject to obtaining the relevant planning permissions.

### EXTERNAL

To the front of the property there is a garden with a flagged path leading to the front entrance door there is a concrete drive which continues to the side of the property providing off road parking facilities for several vehicles. To the rear of the property there is a very large garden incorporating a flagged patio area with large lawned garden with mature plants, shrubs and trees. There is an ornamental pond, greenhouse, external water supply and store shed.

### TO VIEW

Strictly by appointment please telephone property@kemp&co on 01422 349222

### DIRECTIONS

SAT NAV HX3 OSW

### N.B

The vendors were in the process of redecorating the property but have decided not to proceed so any prospective purchaser can have the décor of their choice.





### Directions

SAT NAV HX3 OSW

### Viewings

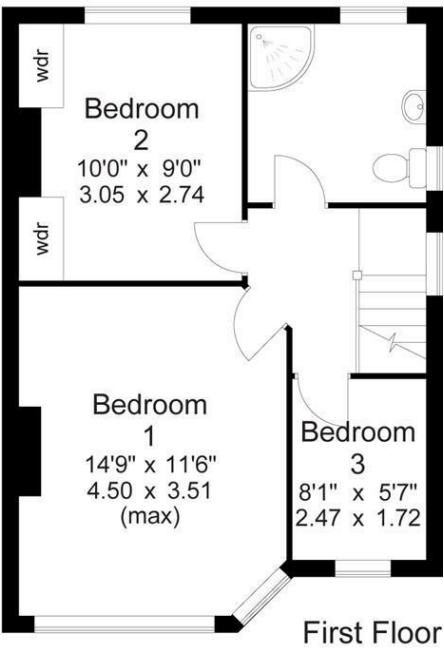
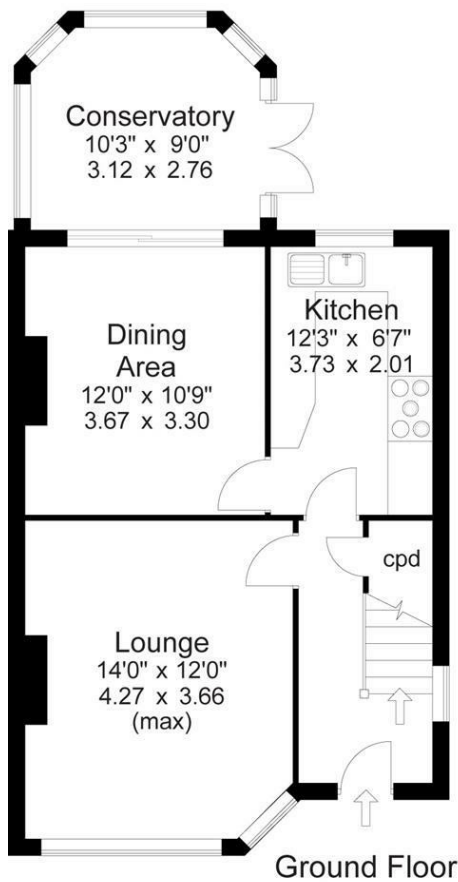
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

D

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>84</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>67</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

Approx Gross Floor Area = 1019 Sq. Feet  
= 94.7 Sq. Metres



For illustrative purposes only. Not to scale.