



Lower Woodcrest Dudwell Lane, Skircoat Green, Halifax, HX3 OSD

Offers Over £400,000

- : Highly Desirable Location
- : Breakfast Kitchen & Dining Room
- : Integral Garage
- : Individually Designed & Built
- : Realistically Priced
- : Spacious Lounge
- : 2 Double Bedrooms
- : Double Glazing & Gas Central Heating
- : Requires Some Modernising.
- : Viewing Strongly Recommended

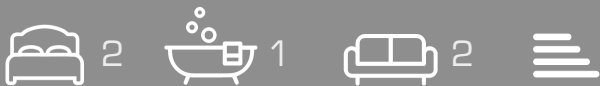
Lower Woodcrest Dudwell Lane, Halifax HX3 0SD

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this detached two-bedroomed bungalow with its own private access providing deceptively spacious accommodation. Although the property requiring some modernisation, which is reflected in the asking price, an internal inspection is essential to fully appreciate the potential this property provides.

An internal inspection is absolutely essential to fully appreciate the accommodation provided, which briefly comprises an entrance hall, spacious lounge with feature fireplace, dining room, breakfast kitchen, two double bedrooms, house bathroom gardens and an integral garage.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including shops, parks, hospital, Halifax town centre and the M62 motorway network.

Very rarely does an opportunity arise to purchase a bungalow in this highly desirable location and, as such, an early inspection to view is strongly recommended to avoid disappointment.



Council Tax Band: E



ENTRANCE HALL

Glass panelled entrance door opens into the entrance hall, which is wood panelled and has two double radiators and a fitted carpet.

From the entrance hall door to the

LOUNGE

21'7" x 11'6"

The central feature of this spacious lounge is the brick-built fireplace incorporating a solid fuel stove on a stone hearth. The charm and character of this room is enhanced by a beamed ceiling and stained glass windows to the side elevation, together with a further leaded double glazed window to the side and French doors to the front which provide this room with its light and spacious aspect. Two double radiators and a fitted carpet.

From the entrance hall door to the

DINING ROOM

9'6" x 10'2"

With a leaded double glazed window to the front elevation, double radiator and a fitted carpet.

From the dining room door opens to the

BREAKFAST KITCHEN

12'0" x 10'2"

Fitted with a range of matching wall and base units incorporating work surfaces with a single drainer stainless steel sink unit with mixer tap. Four-ring gas hob with electric oven beneath and extractor in canopy above. Integrated dishwasher, integrated fridge freezer and deep fat fryer. Beamed ceiling, built-in seating area, and a leaded double glazed window to the front elevation.

From the entrance hall door to the

INTEGRAL GARAGE

18'6" x 9'6"

An integral garage with an up-and-over door, leaded window to the side elevation, power and light. The garage houses the Worcester combination boiler is plumbed for an automatic washing machine and has power points for a tumble dryer.

From the entrance hall door to the

BATHROOM

With four-piece suite in champagne shade incorporating panelled bath with Victorian-style mixer shower tap, hand wash basin set in vanity unit, VVC, and shower cubicle with shower unit. Fully tiled walls, inset spotlight fittings to ceiling, double radiator, leaded window to rear elevation and fitted carpet.

From the entrance hall door to

BEDROOM ONE

11'11" x 11'0"

Fitted bedroom furniture to two walls incorporating wardrobes, corner shelving units, chest of drawers, dressing table and matching bedside cabinets. Leaded double glazed window to the rear elevation, double radiator and fitted carpet.

From the entrance hall door to

BEDROOM TWO

14'10" x 8'0"

Fitted bedroom furniture to two walls. Leaded double glazed window to the rear elevation, double radiator and fitted carpet.

GENERAL

The property is constructed of artificial stone and is surmounted with a blue slate roof. It has the benefit of all mains services of gas, water and electric with the added benefit of gas central heating and double glazing. The property is Freehold and is in council tax band E

EXTERNAL DETAILS

Access is via a private driveway from Dudwell Lane, providing ample off-road parking and leading to the integral garage. To one side of the property there is a small garden area, with a flagged patio seating area to the side, path to the rear.



Directions

SAT NAV HX3 OSD

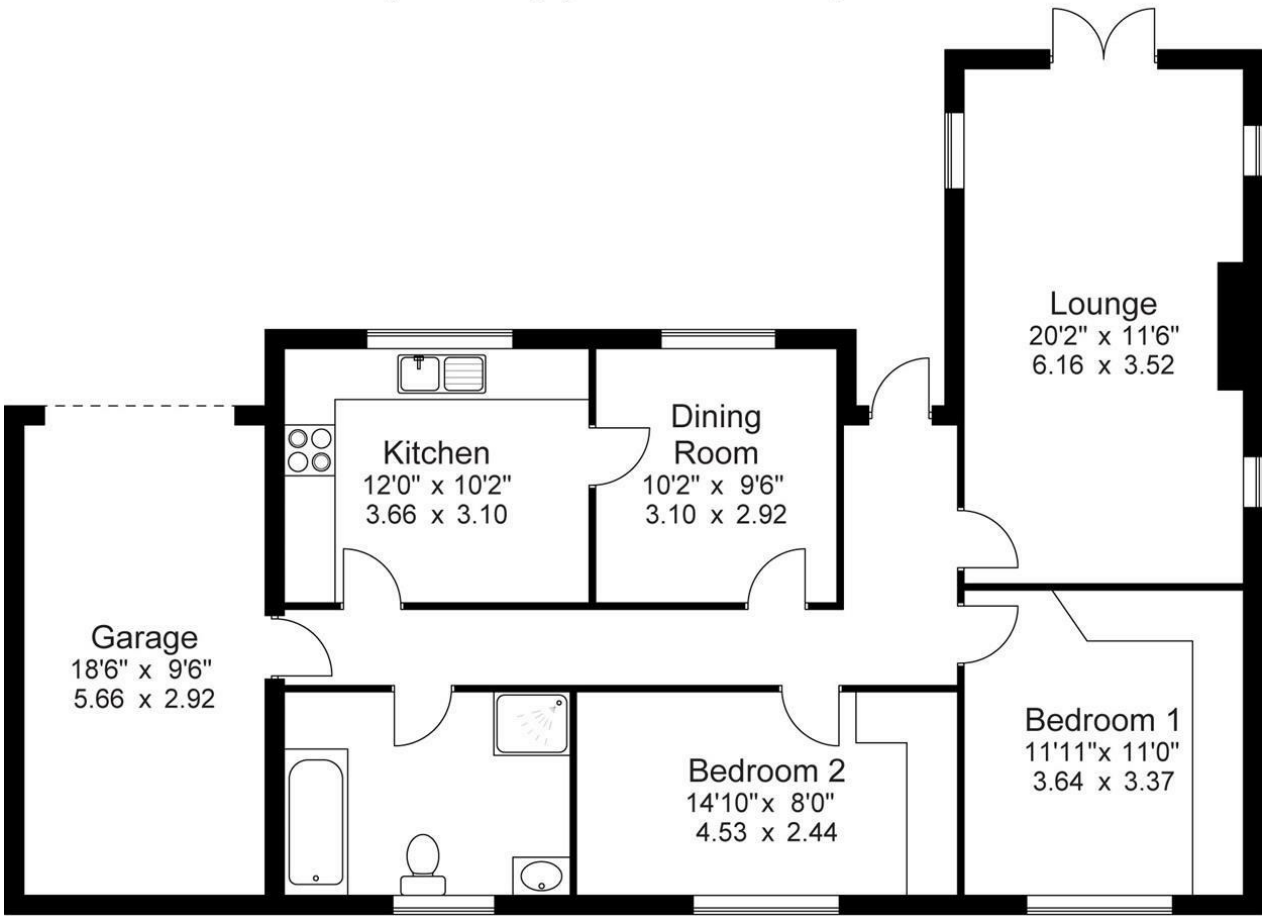
Viewings

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 = 1093 Sq. Feet
(inc. Garage) = 101.6 Sq. Metres



For illustrative purposes only. Not to scale.