



6 Belvoir Gardens, Skircoat Green, Halifax, HX3 ONF

Offers Over £350,000

- : Highly Desirable Residential Location
- : Attractive Accommodation
- : Modern Fully Fitted Kitchen
- : Easy Access to Outstanding Schools
- : Landscaped Garden To The Front
- : 4 Bedroomed Period Residence
- : 2 Reception Rooms
- : Off Road Parking For 2 Vehicles
- : Period Features
- : Viewing Essential

6 Belvoir Gardens, Halifax HX3 ONF

Situated in the charming area of Skircoat Green, Halifax, this delightful terraced house offers a perfect blend of period character and modern convenience boasting a rich history while providing ample space for contemporary living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining area. The heart of the home is a superb open plan modern fully fitted kitchen with appliances and quartz work surfaces. This delightful family home has four well-proportioned bedrooms, providing plenty of room for family, guests, or even a home office.

The property features a well-appointed bathroom, ensuring comfort and practicality for daily routines. Outside, you will find parking space for two vehicles to the rear, a valuable asset in this sought-after location, allowing for easy access and convenience and a delightful lawned garden to the front with an entertaining and seating area.

Belvoir Gardens is a peaceful neighbourhood, perfect for families and professionals alike, with local amenities, outstanding schools, and transport links just a stone's throw away. This charming terraced house presents an excellent opportunity for those seeking a home with character and space in a vibrant community. Don't miss the chance to make this lovely property your own.



Council Tax Band: D



ENTRANCE HALL

With cornice to ceiling, one double radiator and a wood floor

From the Entrance Hall a door opens into the

LOUNGE

16'9" x 14'6"

With angular bay window to the front elevation incorporating double glazed units and colonial style shutters, feature fireplace with living flame gas fire, cornice to ceiling and matching picture rail, one telephone point, one TV point, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

OPEN PLAN DINING KITCHEN

20'9" x 14'9" max

DINING AREA

With a double glazed French doors to the rear elevation opening on to the rear garden, cornice to ceiling with matching centre rose, one single radiator and a laminate wood floor.

From the dining area through to the

MODERN FULLY FITTED KITCHEN

Being fully fitted with a range of modern wall and base units incorporating matching quartz work surfaces with a single drainer one and a half bowl sink unit with a multi function mixer tap, 5 ring gas hob, with extractor in stainless steel canopy above, fan assisted electric oven and grill, integrated dishwasher, inset spotlight fittings to the ceiling, mood lighting, cupboard housing the Baxi combination boiler, uPVC double glazed window to the rear elevation and a laminate wood floor.

From the Entrance Hall a door opens to cellar head with stone steps down to the

BASEMENT CELLAR

With window to the front elevation and stone flagged floor. The cellar has power and light and plumbing for an automatic washing machine. Door to small keep cellar

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet, cornice to ceiling and one double radiator.

From the Landing a door opens to the

BATHROOM

This delightful modern bathroom is fitted with a modern 4 piece suite incorporating a pedestal wash basin, low flush W/C, and a panelled bath with shower incorporating a rainforest and handheld shower heads. This modern bathroom is fully tiled with inset spotlights to the ceiling and a matching tiled floor. uPVC double glazed window to the rear elevation

From the Landing a door opens into

BEDROOM TWO

14'9 x 13'6

This spacious double bedroom to the rear of the property has a uPVC double glazed window to the rear elevation, cast iron fireplace to the chimney breast, built-in cupboard, cornice to ceiling, one radiator, and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE

14'2 x 13'7

This spacious double bedroom to the front of the property has a uPVC double glazed window to the front elevation, cast iron fireplace to chimney breast, cornice to ceiling, one telephone point, one radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM THREE

9'2 x 6'11

This single bedroom has a uPVC double glazed window to the front elevation, cornice to ceiling, one radiator and a fitted carpet.

From the Landing stairs lead to the

SECOND FLOOR LANDING

With door to under the eaves storage facilities, one radiator and skylight window.

From the landing door to

ATTIC BEDROOM FOUR

13'3 x 12'6

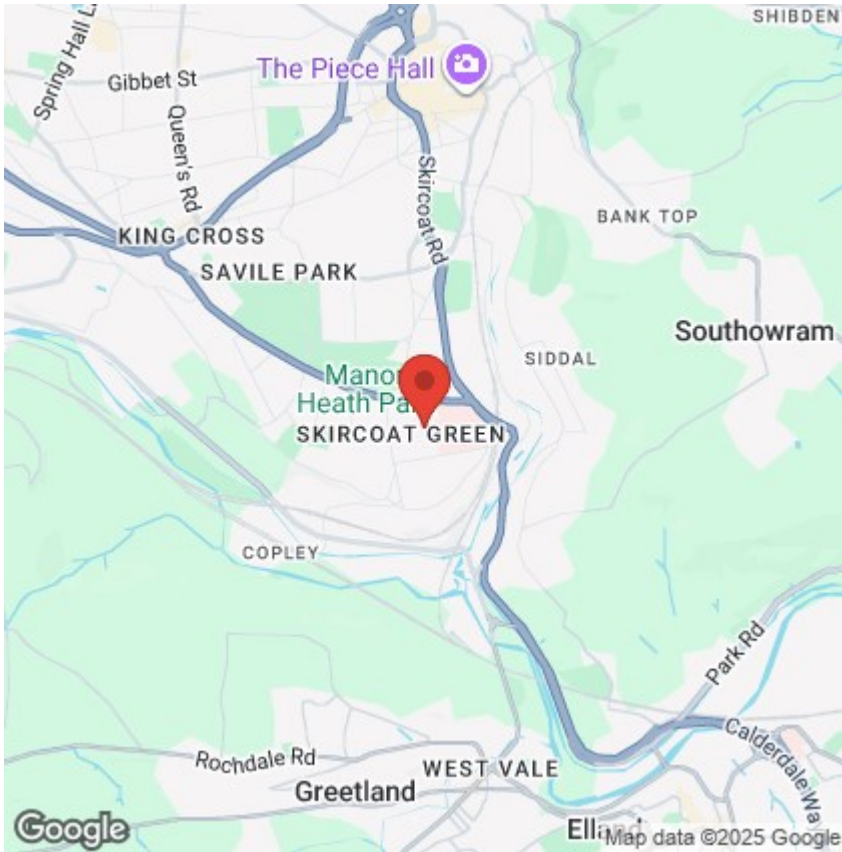
This third double bedroom has a Velux double glazed skylight window and access to under the eaves storage facilities. One double radiator and a fitted carpet.

GENERAL

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

EXTERNAL

To the front of the property there is a lawned garden with a flagged patio area ideal for entertaining with mature plants and shrubs. To the rear of the property there is parking for two vehicles and a raised flower bed.



Directions
SAT NAV HX3 ONF

Viewings

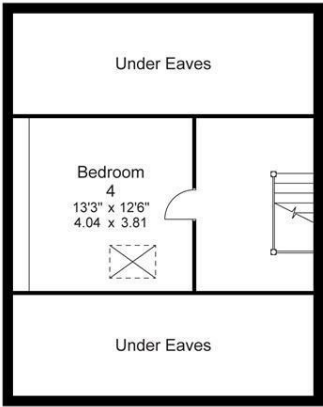
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 1664 Sq. Feet
(Excluding Eaves) = 154.25 Sq. Metres



Second Floor



For illustrative purposes only. Not to scale.