





13 ST ANNES ROAD

SKIRCOAT GREEN | HX3 0RU

This stone-built end of terrace is located in the highly desirable Skircoat Green area of Halifax.

The spacious three-bedroom accommodation is arranged over three floors, in addition to a substantial cellar and garden room.

The property is conveniently located within close proximity of the Calderdale Royal Hospital, highly regarded schooling and a vibrant high street offering independent shops, bars, cafes and a post office.



Ground Floor

Entrance Hall
Living Room
Dining Kitchen

First Floor

Bedroom 1
Bedroom 2
House Bathroom

Lower Ground Floor

Cellar

Second Floor

Attic Bedroom 3

COUNCIL TAX

B

EPC RATING

TBC

INTERNAL

The property is entered into a hallway with staircase rising to the first floor.

The well-proportioned living room boasts character features including ceiling rose, coving and picture rails. There is a multi-fuel stove with timber mantle and striped floorboards. The dining kitchen overlooks rear garden and benefits from a mix of wall and base units, with an integrated electric oven and gas hob.

Beneath the property is a large cellar housing the central heating boiler and offering useful storage space.

On the first floor, there are two bedrooms. The main bedroom is a good-sized double with fitted wardrobes and a front-facing window, while the second bedroom is ideal as a single, nursery, or home office. The house bathroom includes a four-piece suite with bath, separate shower, WC, wash basin, and heated towel rail.

The second floor provides a spacious third bedroom with fitted wardrobes, a front-facing window, and access to the loft.

EXTERNAL

The property benefits from a small front area and a rear garden featuring a patio, lawn and mature planting and a 4m x 3m garden room boasting power, hard wired internet and underfloor heating, ideal for those needing to work from home or looking for some additional accommodation. On-street permit parking is available.

LOCATION

Skircoat Green is one of Halifax's most desirable residential areas, centred around a small high street of shops, cafés, and everyday amenities, it offers a convenient yet peaceful setting close to Halifax town centre. The area is well served by highly regarded schools including Crossley Heath Grammar School and All Saints' CE Primary, and benefits from nearby green spaces such as Manor Heath Park and Savile Park.

Excellent transport links include Halifax Railway Station with direct services to Leeds, Manchester and London, nearby bus routes accessing Halifax, Huddersfield, Brighouse and Ripponden, and access to the M62 motorway is within a 10-minute drive.

SERVICES

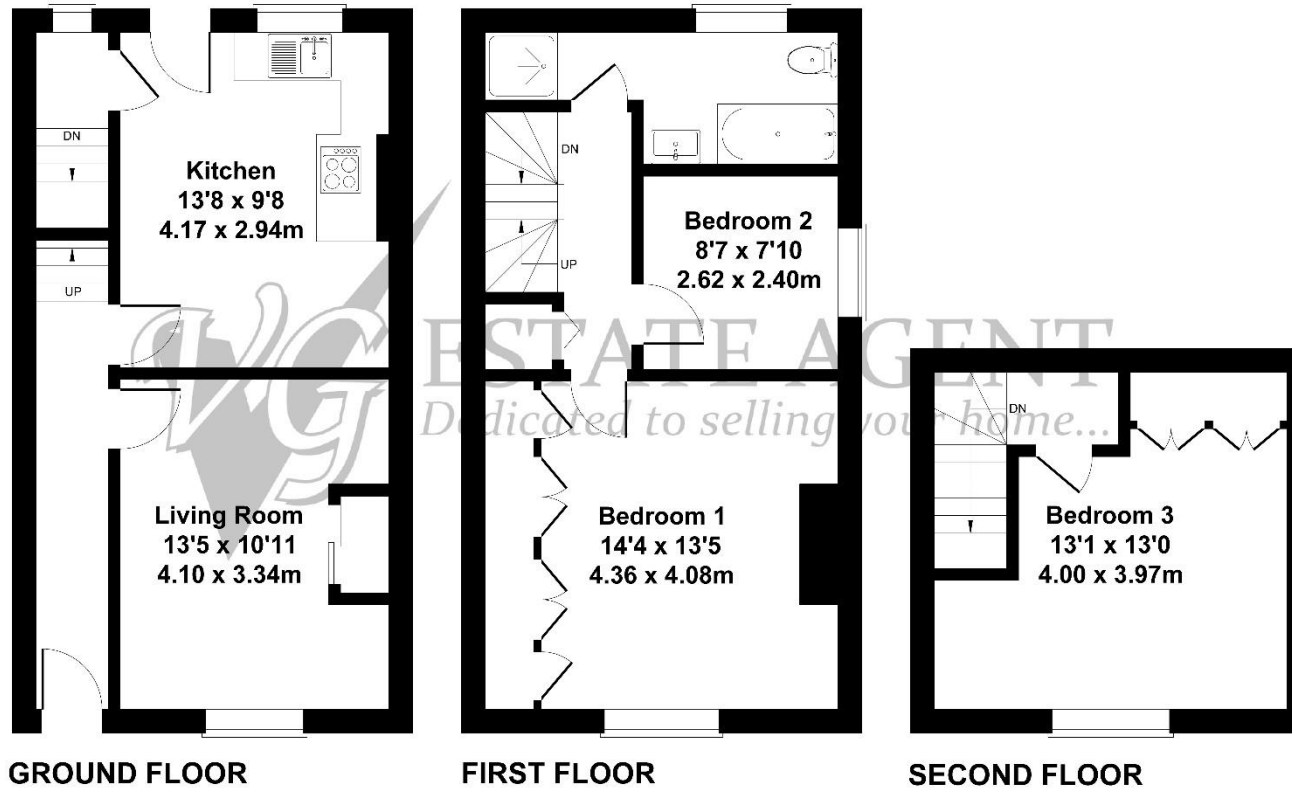
Mains gas, electric and water, gas combination boiler located in the cellar.

DIRECTIONS

From Sowerby Bridge take the Wakefield Road towards Copley, passing Lloyds data centre on the left-hand side. At the second set of traffic lights (Copley School) turn left into Copley Lane, proceed to the top and turn left into Skircoat Green Road. At the Post Office turn right into St. Annes Road, The property is to be found on the left.



Approximate Gross Internal Area
990 sq ft - 92 sq m



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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.