



75 Dudwell Lane

Skircoat Green, Halifax, HX3 0SF

£425,000 Freehold





This extended, semi-detached family home is filled with natural light via large angled bay windows, skylights and a glass roof to the sun room. Built of red brick and rendering, and benefitting from gas central heating and double glazing, the accommodation comprises: three reception rooms, a modern kitchen and shower room, and four bedrooms, with a large attic/occasional fifth bedroom. There is an attractive front garden with a private driveway and garage, and a generous enclosed rear garden.

Location

Dudwell Lane is a popular residential street, meeting Huddersfield Road at one end and Skircoat Green Road at the other. No. 75 can be found opposite the entrance to Dudwell Avenue, just along from All Saints Junior and Infants School. Skircoat Green is a sought-after and convenient location, in close proximity to Calderdale Royal Hospital and just a short distance from Halifax Town Centre and railway station. There are plenty of local shops and amenities nearby including highly regarded primary and secondary schools.

Accommodation

A uPVC door opens into the spacious entrance hallway with natural wood flooring and an open staircase with timber spindle balustrade which leads up to the first floor. There is a generous lounge with an angled bay window to the front elevation. The second reception room is currently set up as a dining area with an exposed brick fireplace featuring a gas stove upon a brick hearth. The room is open to the sunroom which enjoys a stunning timber framed and glass ceiling, full height picture windows and French doors which overlook, and lead out to, the rear garden. The extended kitchen enjoys a window to the rear elevation with a skylight, and benefits from an extensive range of base, wall and drawer high gloss units. Contrasting granite worktops incorporate an induction hob, and sink with drainer and mixer tap over. Integrated appliances include: double electric oven/microwave, extractor hood, dishwasher and fridge freezer. A door at the rear of the kitchen gives access to a useful under stairs storage cupboard, and a further door provides integral access into the garage. With an electric door, power and light, the garage also benefits from a utility area to the rear with plumbing for a washing machine and a base unit with sink and drainer. A door gives access out to the enclosed garden.

Continuing up to the first floor, the principal bedroom is set to the front of the property and features an angled bay window and an excellent range of fitted wardrobes and drawers. There is a second double bedroom set to the rear which benefits from a useful understairs storage area and a fitted double cupboard which houses the boiler. Set above the garage is a third double bedroom with dual aspect windows, whilst the fourth, single, bedroom is currently utilised as an office. The modern shower room was recently replaced and is tiled with a large walk-in shower cubicle, WC, and wash hand basin, with a tall heated towel rail. From the landing and open staircase leads up to the generous attic space which features a Velux window and could be used as an occasional/fifth bedroom if required.

Externally at the front of the property a driveway provides off-road parking for two cars and gives access to the garage. The raised front garden enjoys a manicure lawn with borders of mature plants and shrubs. An enclosed rear garden has two Indian stone paved patios, ideal for barbecues and entertaining. With fenced boundaries and generous borders of mature plants and shrubs. On street, resident permit parking is available from Calderdale council at a cost of £35 per annum, per permit. Each household is allowed up to three permits.



Council tax band: C
EPC rating: E
Ground rent: N/A
Service charge: N/A

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