



## 11 Bayswater Terrace

Skircoat Green, HX3 0NB

**Offers Over £200,000 Freehold**







Situated in a highly sought-after location and having the benefits of no onward chain, 11 Bayswater Terrace is a stone-built mid-terrace house offering spacious accommodation which is in need of modernisations but retains a wealth of period fixtures and fittings including high skirtings, coving and stained-glass windows.

### Location

The property is located within Skircoat Green, one of Calderdale's premier residential locations. An extensive range of local amenities are on offer a short distance from the property, these include numerous independent retailers including butchers, post office and convenience store. Ideally situated for the Calderdale Royal Hospital, the area also boasts two highly regarded schools, The Gleddings Preparatory School, and The Crossley Heath School. Having excellent commuter links to the M62 motorway network and regular rail services from Halifax station, the area is popular with professional families and benefits from open green space at Savile Park and Manor Heath Park which are both a short distance away.

### Accommodation

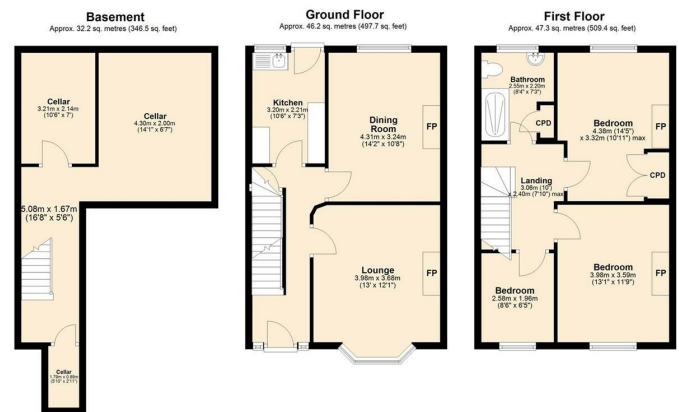
Access is gained into the welcoming entrance hallway with an open staircase rising to the first floor and a hidden staircase leading down to full-height cellar rooms, offering the opportunity to convert to further living accommodation subject to obtaining the relevant planning consents.

The first door on your right takes you through to the spacious lounge showcasing high skirting and coving, with a large bay window to the front elevation allowing for natural light to flood through. A fire sits at the focal point with marble surround. Similar to the lounge, a second spacious reception room also showcases the same period features, with a large window to the rear elevation and a fire to the focal point with marble surround. The kitchen offers a base units with stainless-steel sink and drainer and a range of wall units.

Rising to the first floor landing, accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property, showcasing high skirting and coving, with a large window to the front elevation allowing for natural light. A second double bedroom is positioned to the rear of the property again showcases high skirting and coving and benefits from built-in wardrobes.

Completing the accommodation, a single bedroom is positioned to the front of the property whilst the part tiled house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a double walk-in shower.

Externally, to the front of the property is a small garden with concrete path leading to the front door and to the rear is an enclosed flagged garden. On street, resident permit parking is available from Calderdale council at a cost of £35 per annum.



Total area: approx. 125.8 sq. metres (1353.6 sq. feet)

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

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