



41 Springwood Drive, Lower Skircoat, Halifax, HX3 OTQ

Offers Over £350,000

- : Superb Detached Family Residence
- : 2 Reception Rooms
- : Stunning Panoramic Views Over Dean Wood & Norland Hillside
- : Integral Garage
- : Realistically Priced
- : Four Bedrooms
- : Highly Desirable Residential Location
- : South Facing Garden
- : Easy Access To Outstanding Schools
- : Viewing Essential

41 Springwood Drive, Halifax HX3 0TQ

Situated in this highly desirable and much sought-after residential location lies this four bedroomed detached residence, providing attractive and versatile family accommodation enjoying superb panoramic views.

The accommodation briefly comprises an entrance hall, fitted kitchen, two reception rooms, modern bathroom, four good sized bedrooms, spacious living room,

The property has the benefit of gas central heating and UPVC double glazing and is conveniently located for local amenities and well-regarded schools. An early appointment to view is strongly recommended to fully appreciate the accommodation provided.



Council Tax Band: E



ENTRANCE HALL

The side entrance door opens into the entrance hall with wood laminate flooring, painted walls, two spotlight light fittings and a useful cupboard housing the gas combination boiler and one radiator.

From the entrance hall door to the

KITCHEN

9'6" x 8'11"

The kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with integrated fridge/freezer and dishwasher, drawers and space for a washing machine. There is a fan assisted electric oven with induction hob and extractor hood over and a kick board heater. There is a uPVC double glazed window to the rear elevation enjoying superb panoramic views.

From the entrance hall door to the

DINING ROOM

11'10" x 10'9"

With grey wood-effect laminate flooring, cornice to ceiling and a UPVC double glazed window to the rear elevation enjoying panoramic views. One double radiator, TV point, and telephone point,

From the hall door to the

BATHROOM

Fitted with a modern white suite comprising wash hand basin with vanity cupboards beneath, low flush WC, and a walk-in shower with tiled surround. The bathroom is panelled and tiled throughout with decorative white

sparkle-effect finishes. Four LED spotlight light fittings, UPVC double glazed window to the side elevation and a heated towel rail.

From the entrance hall door to

BEDROOM FOUR

9'6" x 6'9"

Currently utilised as a walk-in wardrobe and fitted with clothes rails to three walls. UPVC double glazed window to the front elevation, one double radiator, and a fitted carpet.

From the entrance hall door to

BEDROOM ONE

12'0" x 11'10"

This double bedroom has a uPVC double glazed window to the front elevation with fitted shutter blinds, grey wood-effect laminate flooring, one double radiator, and fitted floor-to-ceiling wardrobes with sliding doors

From the entrance hall door to

BEDROOM TWO

16'0" x 8'7"

This second double bedroom has a uPVC double glazed window overlooking the patio garden and enjoying superb far-reaching views. Fitted carpet.

From the entrance hall wooden staircase leads down to a small inner hall with door to

BEDROOM THREE/OFFICE

16'2" x 8'7"

A versatile room currently suitable for use as a bedroom or home office, with UPVC double glazed window to the rear elevation with fitted blind. The room also has useful built-in wooden storage and a fitted carpet.

From the inner hall door opens to

SPACIOUS LOUNGE

20'2" x 17'5"

A spacious living room with feature inglenook fireplace incorporating a gas coal-effect fire with decorative tiled surround and exposed brickwork. TV point and useful fitted storage. UPVC double glazed windows and sliding patio doors provide access to the external decking and garden areas as well as providing this room with a wealth of natural light.

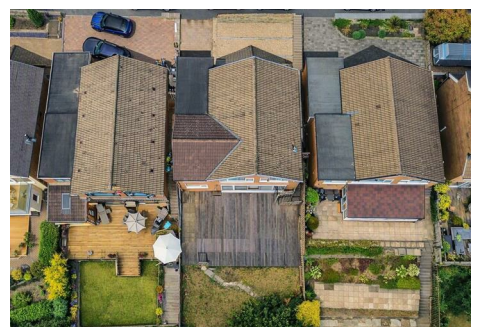
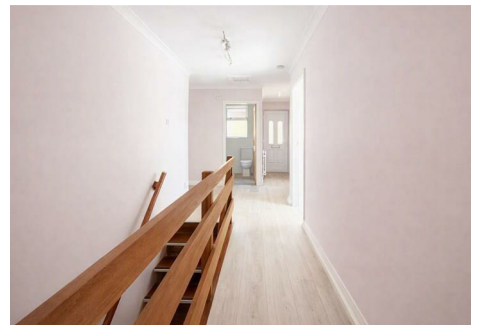
GENERAL

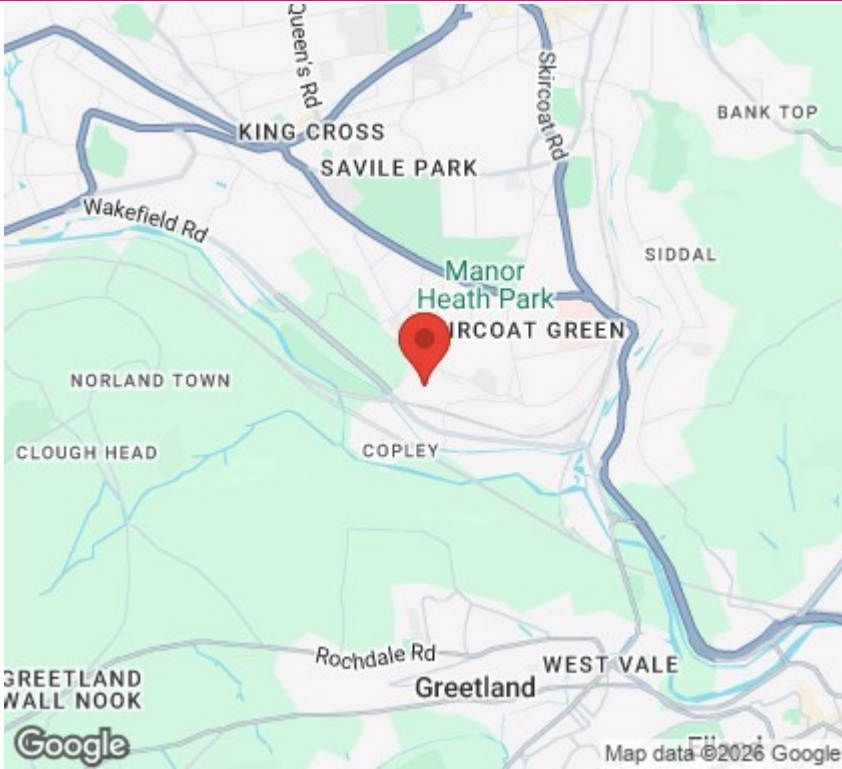
The property is constructed of brick and is surmounted with a tiled roof. It has the benefit of all mains services of gas, water, and electric with the added benefit of gas central heating (none to the lower ground floor) and uPVC double glazing. The property is freehold and is in Council tax Band E

EXTERNAL

To the front of the property there is a low-maintenance flagged and gravelled garden with concrete drive leading to the garage with an electric up and over door. To the side of the property there is a path to the side entrance door and a side gate and steps providing access to the rear patio and garden. To the rear of the property is a south facing garden with a spacious decked seating area providing ample space for outdoor furniture, table and chairs and a barbecue area, all enjoying superb far-reaching views over the surrounding area and countryside. Steps lead down to a lower garden with established shrubs and planting.







Directions

SAT NAV HX3 OTQ

Viewings

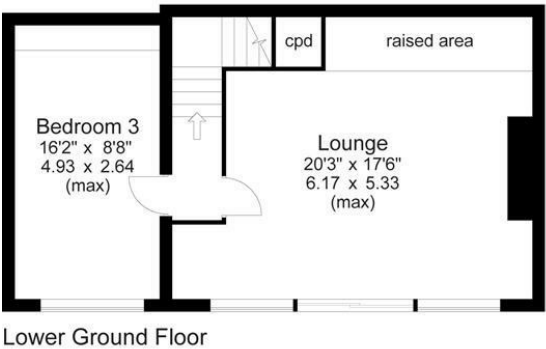
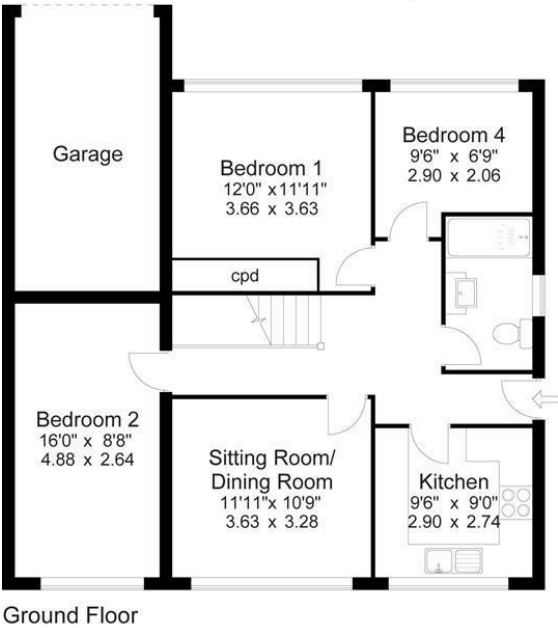
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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 = 1294 Sq. Feet
= 120.3 Sq. Metres



For illustrative purposes only. Not to scale.