



48 Godfrey Road, Skircoat Green, Halifax, HX3 OSU

Offers Over £375,000

- : Situated In One Of Calderdale's Premier Locations
- : 2 Reception Rooms & A Conservatory
- : Downstairs Cloakroom
- : Close To Outstanding Schools
- : Realistically Priced
- : Extended 4 Bedroomed + Office Semi Detached Property
- : Modern Open Plan Extended Kitchen
- : Gardens
- : Easy Access to Halifax Town Centre & M62
- : Viewing Essential - All Furniture has now been removed



## 48 Godfrey Road, Halifax HX3 0SU

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this delightful extended semi-detached period residence, providing an ideal five bedroomed family home.

the property briefly comprises of an entrance hall, two reception rooms, conservatory, extended fully fitted breakfast kitchen, downstairs cloakroom, 5 bedrooms (one on the ground floor), modern bathroom, gardens, off road parking, gas central heating and uPVC double glazing.

The property is conveniently located, offering easy access to local amenities, schools, shops and parks, making it an excellent choice for families and professionals alike. This home is not just a place to live; it is a place to create lasting memories.

With its modern features and spacious layout, this property is a wonderful opportunity for those looking to settle in this vibrant community and an early inspection to view is strongly recommended.



4



1



2



E

Council Tax Band: C



### ENTRANCE HALL

A UPVC front entrance door with UPVC double glazed windows to either side opens into the entrance hall, with fitted carpet, one double radiator and a telephone point. Door to useful understairs storage cupboard.

From the entrance hall door to the

### LOUNGE

15'8" into bay window x 11'11"

A spacious reception room with square bay window to the front elevation incorporating UPVC double glazed units. Featuring a fireplace with marble surround, matching hearth and coal-effect gas fire, one double radiator, television point and a fitted carpet.

From the entrance hall door to the

### DINING ROOM

11'11" x 11'11"

With marble fireplace incorporating coal-effect gas fire, one double radiator and fitted carpet.

UPVC double glazed double doors open into the

### CONSERVATORY

10'1" x 9'10"

With UPVC double glazed windows to three elevations and French doors opening onto the south-facing rear garden. Two double radiators and laminate wood flooring.

From the entrance hall door to the

### BREAKFAST KITCHEN

13'0" x 17'10" max

This modern kitchen is fully fitted with a range of matching wall and base units with complementary work surfaces and splashbacks. Includes a single drainer sink unit with mixer tap, five-ring gas hob with stainless steel extractor with canopy above and electric oven beneath. Plumbing is provided for an automatic washing machine. There is an integrated dishwasher, Samsung American-style fridge freezer (negotiable), and breakfast bar. Finished with polished tiled floor, inset ceiling spotlights, Velux double glazed skylight, UPVC double glazed window to the rear elevation, and a cupboard housing the Vaillant combination boiler.

From the kitchen through to the

### REAR ENTRANCE VESTIBULE

With tiled floor and rear entrance door.

From the rear entrance vestibule door to a

### DOWNSTAIRS CLOAKROOM

Fully tiled and fitted with a modern white two-piece suite comprising hand wash basin with mixer tap set in vanity unit and low flush VWC. Panelled ceiling with inset spotlight fittings and UPVC double glazed window to the rear elevation.

From the entrance hall door to

### OFFICE / BEDROOM FIVE(GROUND FLOOR)

15'11" into wardrobe x 5'11"

With UPVC double glazed window to the front elevation, sliding mirrored doors opening to fitted wardrobe, one double radiator and fitted carpet.

From the entrance hall a glazed staircase with fitted carpet leads to

### FIRST FLOOR LANDING

With fitted carpet and access to loft.

From the landing door to

### BEDROOM FOUR

13'0" x 5'11"

This single bedroom has a UPVC double glazed window to the rear elevation enjoying an attractive garden outlook. One double radiator and fitted carpet.

From the landing door to the

### BATHROOM

Fitted with a modern white three-piece suite comprising hand wash basin set in a vanity unit with mixer tap, low flush VWC and panelled bath with mixer shower tap. The bathroom is fully tiled and has a panelled ceiling with inset spotlight fittings, UPVC double glazed window to the rear elevation and chrome heated towel rail.

From the landing door to

### BEDROOM TWO

11'10" x 11'6" into wardrobes

This second double bedroom has sliding doors opening to wardrobes running the full length of one wall, UPVC double glazed window to the rear elevation enjoying garden views, one double radiator and a fitted carpet.

From the landing door opens to

### BEDROOM ONE

15'9" into bay window x 11'4" into wardrobes

Spacious double bedroom with extensive fitted wardrobes with sliding doors running the full length of one wall. Bay window to the front elevation with UPVC double glazed units enjoying open views, one double radiator and a fitted carpet.

From the landing door to

### BEDROOM THREE

13'6" x 10'7" max narrowing to 6'10"

With two UPVC double glazed windows to the front elevation, one double radiator and a fitted carpet.

### GENERAL

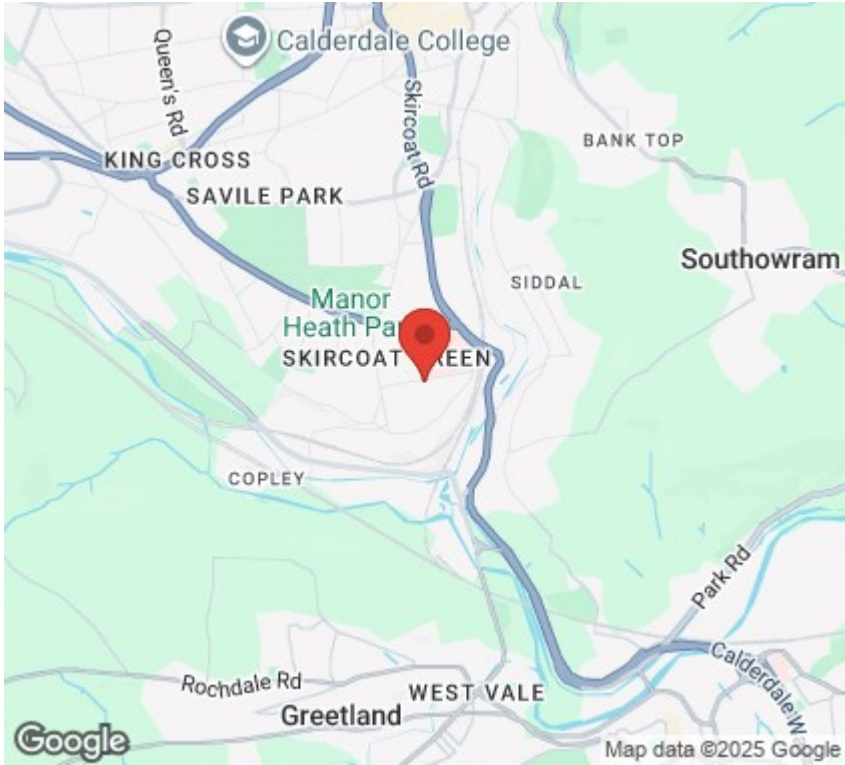
The property is constructed of brick and surmounted with a blue slate roof. It benefits from all mains services including gas, water and electricity, along with the added advantage of UPVC double glazing and gas central heating. The property is Freehold and is in Council tax Band

### EXTERNAL

To the front of the property there is a block-paved driveway providing off-road parking for two vehicles, with a shrub border. To the rear is a south-facing garden with a spacious stone-flagged patio area and lawn ideal for families or entertaining.

### VIEWING

Strictly by appointment. Please telephone Property@K & Co, Halifax, on 01422 34942.



### Directions

SAT NAV HX3 0

### Viewings

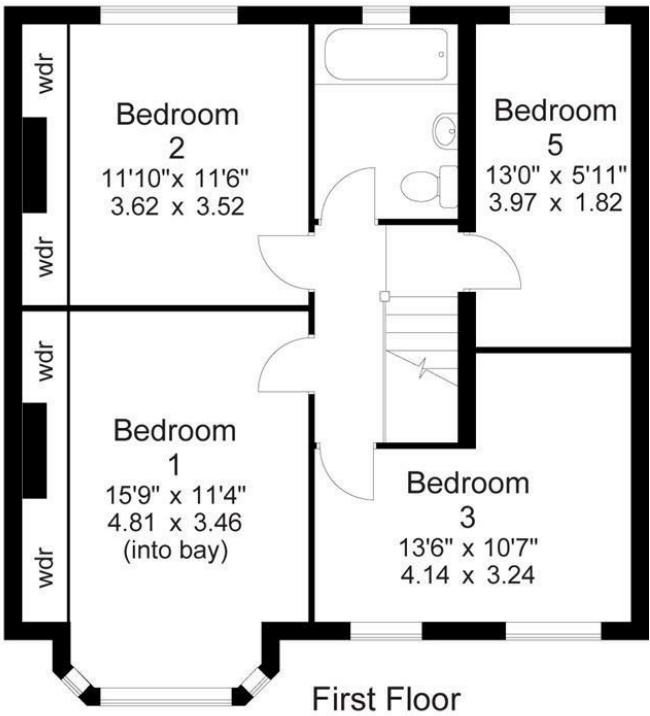
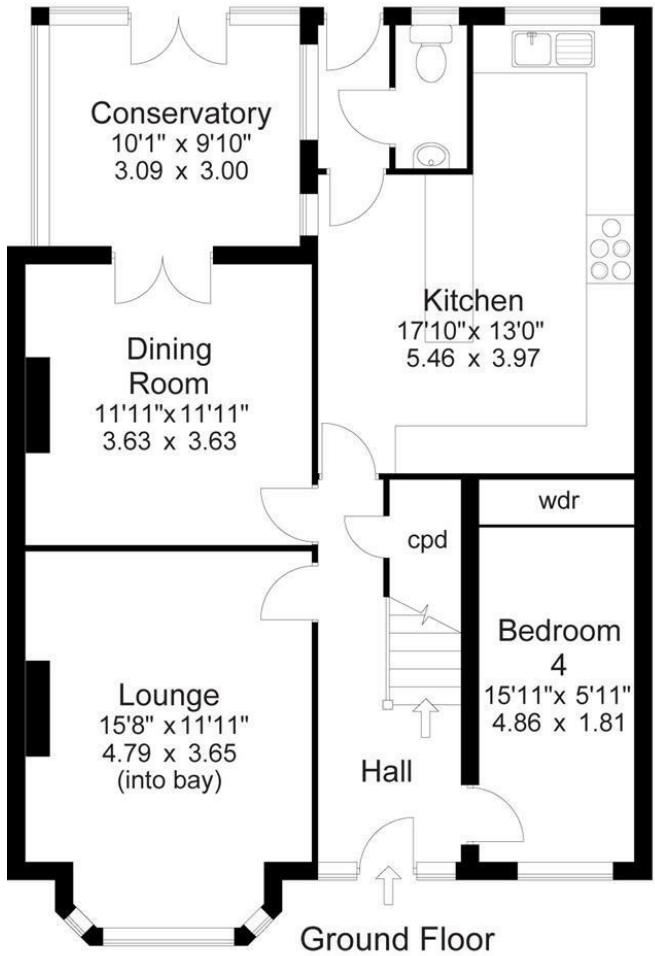
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 1562 Sq. Feet  
= 145.21 Sq. Metres



For illustrative purposes only. Not to scale.