



Fontaine, Greenroyd Avenue, Skircoat Green, Halifax, HX3 0JN

£750,000

- : Situated In One Of Calderdale's Premier Residential Locations
- : Extensive Gardens
- : Superb Period Features With Modern Fixtures & Fittings
- : Attractive Family Home
- : Easy Access To Trans Pennine Road & Rail Links
- : Extended Period Detached Family Home
- : Detached Double Garage With Further Parking For 6 Vehicles
- : 3 Reception Rooms, 4 Good Sized Bedrooms, & 2 Bathrooms
- : Close To Outstanding Schools
- : Viewing Essential

# Fontaine, Greenroyd Avenue, Halifax HX3 0JN

Nestled on the charming Greenroyd Avenue in Halifax, this impressive detached house offers a perfect blend of classic elegance and modern convenience. Spanning an expansive 2,486 square feet, this property boasts ample space for families seeking comfort and style.

The house features three inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is plenty of room for everyone to unwind and relax. The two bathrooms provide essential convenience for busy mornings and family life.

Constructed in the 1920s, this home retains a sense of character while offering the potential for personalisation to suit your tastes. The detached double garage and generous parking space for up to six vehicles, is a rare find, ensuring that both residents and visitors can enjoy hassle-free access.

Greenroyd Avenue is a desirable location, providing a peaceful residential atmosphere while remaining close to local amenities and transport links. This property is perfect for those looking to settle in a welcoming community with a rich history.

In summary, this detached house on Greenroyd Avenue is a remarkable opportunity for families or individuals seeking a spacious and characterful home in Halifax. With its generous living space, ample parking, and charming features, it is sure to impress. Do not miss the chance to make this delightful property your own.



Council Tax Band: F



#### ENTRANCE PORCH

With uPVC Double glazed windows to three elevations, and a mosaic tiled floor.

From the Entrance Porch double panel doors with bevelled glass open into

#### SPACIOUS ENTRANCE & DINING HALL

15'1" x 14'4"

This spacious entrance hall is presently used as a dining hall and has an art deco staircase to the first floor with a galleried landing. There is an original art deco mirrored fireplace with electric fire with inset mirror including clock above and period cornice to the ceiling. To the staircase, there are art deco light features. Original art deco window to the front elevation. Two double radiators, one telephone point and a solid oak floor.

From the Entrance Hall a door opens into the

#### IMPRESSIVE AND SPACIOUS LOUNGE

3'19" into bay x 13'10"

This superb and spacious lounge, which was originally designed for entertaining, and has a period feature fireplace which incorporates a decorative fire surround with a marble inset and hearth incorporating a coal effect electric fire. There is a circular bay window to the front elevation with uPVC Double Glazed windows, art deco cornice to the ceiling with two matching ceiling roses. French doors open onto the rear terraced garden with leaded windows to either side. Three double radiators and a fitted carpet. A particular feature of this room is the original mirrored panels to one wall and art deco style radiators.

From the Lounge, double sliding pocket doors with bevelled glazed units, open to the

#### SUN LOUNGE

15'5" x 5'6"

With uPVC double glazed windows to three elevations. This south-facing sun lounge has a solid oak wood floor, one radiator, French doors open onto the side garden.

From the Lounge a door opens into the

#### SITTING ROOM

11'5" x 13'0"

This delightful sitting room has a deco cornice to the ceiling and uPVC double glazed windows to the rear elevation enjoying an attractive garden view. One double radiator, fitted carpet, and one TV point.

From the Sitting Room access is gained to the

#### INNER HALL

Which can also be accessed by the main Entrance and Dining Hall. A charming feature of this hall is the original servant's bells. Folding door opens to a storeroom with fitted shelves providing excellent storage facilities.

From the Inner Hall a door opens into the

#### DOWNSTAIRS CLOAKROOM

Which has the original art deco Vitrolite tiles with complimenting colour scheme to the remaining walls. Original leaded period window to the rear elevation. Two-piece suite comprising hand wash basin in vanity unit and a low flush WC. This period cloakroom has a straight quartz tiled floor, and a chrome heated towel rail/radiator.

From the Inner Hall a door opens into the

#### DINING KITCHEN

##### KITCHEN

14'7" x 9'8"

This superb modern kitchen is fully fitted with a wide range of modern quality fitted solid wood wall and base units incorporating granite work surfaces with a rangemaster double bowl sink unit with telescopic mixer tap, Rangemaster multi fuel cooking range and hob with large extractor hood above, integrated self-cleaning electric AEG oven combination microwave/oven, integrated Rangemaster fridge freezer with ice and water dispenser, integrated dishwasher. Corner carousel cupboards, pull out pantry shelves, deep pan and soft closing draws. This delightful kitchen is tiled around the work surfaces with granite splashback, complimenting colour scheme to the remaining walls and inset spotlights to the ceiling. The Kitchen has a uPVC double glazed window to the rear elevation enjoying an attractive garden view.

From the Kitchen through to the

#### DINING AREA

11'3" x 9'8"

With a uPVC double glazed window to the side elevation. One double radiator and a solid oak floor.

From the Dining area door opens into the

#### OFFICE

9'8" x 8'6"

This spacious office has uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect. Inset spotlight fittings and a solid oak floor. The fitted office furniture including the large desk is included.

From the Dining Area door opens into the

#### UTILITY ROOM

This spacious utility room has a stainless-steel single drainer 1 bowl sink unit with a telescopic mixer tap, drinks fridge, plumbing for an automatic washing machine and vented for a tumble dryer. uPVC double glazed window to the rear elevation and a uPVC double glazed side entrance door. There are units to match the kitchen with matching granite work surfaces and granite floor tiles.

From the Entrance Hall a sweeping staircase with an art deco rail with strip lighting and art deco lights to the top and bottom, leads to the

#### GALLERIED LANDING

With an original art deco period plate glass arch window to the side elevation, with fluorescent light fitting beneath. Art deco cornice to the ceiling with complementing centre light fitting, matching art deco wall light, and one double radiator.

From the Landing a door opens to

#### BEDROOM THREE

13'11" x 13'10"

With double glazed door which opens into the south-facing sunroom. To the rear of this double bedroom there is a uPVC double glazed window with a day night blind which enjoys an attractive garden outlook. Art deco cornice to ceiling three art deco wall light fittings and one art deco styled radiator. Wall niche with lighting display shelf and a fitted Carpet.

From the Landing a door opens to

#### BEDROOM TWO 4.24m x 5m into bay

13'10" x 16'4" into bay

With a circular bay window to the front elevation with uPVC double glazed windows, To the side of this double bedroom there is a glazed door opening onto the south-facing sunroom one art deco styled radiator, a solid oak floor, and a range of fitted quality bedroom furniture.

From the Landing a door opens into

#### BEDROOM FOUR

10'6" x 8'9"

This fourth double bedroom has a uPVC double glazed window to the front elevation, art deco cornice to the ceiling, one double radiator and a fitted carpet. A door opens to a walk-in wardrobe with fitted shelves and hanging rails and providing excellent storage facilities.

From the Landing a panel door opens to

#### HOUSE BATHROOM

This impressive bathroom combines the original art deco features with a quality modern bathroom suite. It has the original Vitrolite art deco tiling with the benefit of a modern white three-piece suite incorporating a standalone bath with external mixer tap, large walk-in shower cubicle with a remote-controlled Mira shower, and a hand wash basin in a vanity unit with fitted drawers. This delightful bathroom has a straight quartz tiled floor, inset spotlight fittings and a heated towel rail/radiator. There is a uPVC double glazed window with day night blinds and the original stained-glass sun set pattern to the rear elevation in keeping with the original art deco tiles.

From the Landing a door opens to the

#### SEPARATE WC

With art deco vitrolite tiles and a stained-glass window to the rear elevation. Art deco cornice to the ceiling and a modern white low flush WC.

From the Landing a door opens into the

## MASTER BEDROOM SUITE

### DOUBLE BEDROOM

16'7" x 9'7"

This spacious master bedroom has uPVC double glazed windows to the front and side elevations with day night blinds providing this room with its light and spacious aspect. Inset spotlights to the ceiling, a modern radiator, and a fitted carpet.

From the bedroom door to

### DRESSING ROOM

With fitted hanging rails, drawers, and shelves inset spotlight fittings a Velux double glazed skylight window, and a fitted carpet

From the bedroom door to

### EN SUITE BATHROOM

This spacious modern en suite has a luxury white four-piece suite incorporating a standalone bath with external mixer tap, walk in shower cubicle with remote controlled Mira shower, hand wash basin in vanity unit, and a low flush W.C. This spacious en suite is fully tiled with granite and copper fleck tiles and there is a uPVC double glazed window to the rear elevation with day night blinds, and a modern chrome radiator.

From the Landing there is an original pull-down Slingsby ladder which leads to the

### LOFT

A fully finished self-contained room providing excellent storage facilities with a door to further space under the eaves.

### GENERAL

The property is constructed of stone and is surmounted with a slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of gas central heating and uPVC double glazing. During the last 12 years the property has had the benefit of a full re wire, new uPVC Double glazing, new bathrooms and kitchen, new Worcester Bosch central heating boiler, new uPVC guttering, fascias, and soffits, the garden has been landscaped, a new double garage with remote control door has been erected and electric gates fitted; The property has been extensively extended, redecorated and refurbished and has the benefit of a security alarm system incorporating security cameras and provides a most impressive family home. The home throughout is fitted with quality curtains, blinds, and floor coverings which are included in the sale. The property is Freehold and is in council tax band F

### EXTERNAL

Fontaine is set in mature, well stocked gardens. To the front there are electric gates which open to a drive providing parking for several vehicles and leading to the detached double garage (5.72m x 4.70m) with a remote-controlled electric door, power, light, and quality storage racks. There is a stone flagged patio with an old Halifax gas lamp which has been converted to electric. There is also a raised flower bed and stone period fountain. From the front garden there is a wrought iron gate set into a stone wall which opens into the drive. To the rear of the property there is a delightful mature garden with a Yorkshire stone flagged area, rockery garden, mature trees and shrubs. There is a waterfall which flows into a well-stocked ornamental pond with fountain. There is a summer house which has power and light and a large lawned area

From the rear garden there are steps leading down to a

### WORKSHOP

10'2" x 12'5"

The workshop has power, light, storage, and houses the Worcester Bosch combination boiler. It also houses the electric and gas metres and has fitted storage racks.

### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road taking the third turning left into Lawrence Road. Proceed up Lawrence Road until reaching the junction with Greenroyd Avenue. Turn right into Greenroyd Avenue, and Fontaine is on the right-hand side after approximately 100 meters.

SAT NAV HX3 QJN







### Directions

SAT NAV HX3 0JN

### Viewings

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

### EPC Rating:

C

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	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

