



138 Skircoat Moor Road, Savile Park, Halifax, HX3 0HU

Offers Around £350,000

- : Highly Desirable Residential Location
- : Close To Outstanding Schools & 15 minutes walking distance to Calderdale Royal Hospital
- : 2 Reception Rooms
- : South Facing Garden
- : Requires Some Modernising
- : Superior Semi Detached Family Home
- : Open Views Over Savile Park
- : 3 Bedrooms Plus Loft Conversion
- : Two Detached Garages
- : Viewing Essential

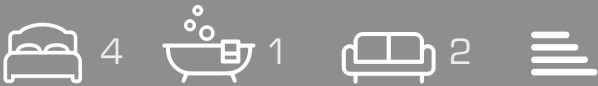
138 Skircoat Moor Road, Halifax HX3 0HU

Situated in one of Calderdale's premier residential locations lies this four bedroom semi-detached period family home providing spacious family accommodation within the heart of Savile Park. Although the property requires a certain amount of modernising, this is reflected in the asking price.

The property has the benefit of UPVC double glazing and gas central heating and briefly comprises an entrance porch, entrance hall, two reception rooms, conservatory, kitchen and cellar, together with four bedrooms, bathroom, separate W/C, gardens to the front and rear, and two garages.

This family property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, 15 minutes walking distance to Calderdale Royal Hospital as well as easy access to Halifax town centre and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase one of these superior semi-detached properties in this sought after location and as such an early appointment to view is strongly recommended in order to avoid disappointment.



Council Tax Band: E



ENTRANCE PORCH

A UPVC double glazed front entrance door with arched UPVC double glazed windows above and to either side opens into the entrance porch. The porch features exposed stonework to three walls and a glass panel door leading through to the

ENTRANCE HALL

With a spindle staircase leading to the first floor accommodation, cornice to ceiling, UPVC double glazed window to the side elevation, one single radiator and a fitted carpet. There is also a UPVC double glazed side entrance door.

From the entrance hall door to the

DINING ROOM

14'4" x 12'4"

With a circular bay window to the front elevation incorporating UPVC double glazed units taking full advantage of the open views over Savile Park. Cornice to ceiling, one double radiator and a fitted carpet.

from the entrance hall door to the

LOUNGE

12'5" x 14'10"

This spacious reception room has a coal effect living flame gas fire to the chimney breast with marble inset and hearth. Cornice to ceiling, one television point, one double radiator and a fitted carpet.

Double doors open into the

CONSERVATORY

13'3" x 6'8"

With windows to three elevations enjoying an attractive garden outlook, and a fitted carpet.

From the entrance hall door opens to the

KITCHEN

10'3" x 7'1"

Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap. Integrated dishwasher and electric cooker. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls. UPVC double glazed window to the rear elevation enjoying an attractive garden outlook and one double radiator.

From the entrance hall door opens to the cellar head with stairs leading down to the

CELLAR

This keeping cellar provides useful storage facilities with two full height rooms, Plumbing for washing machine and sink. Gas combi boiler, replaced September 2024.

From the entrance hall stairs with fitted carpet leads to the

LANDING

With UPVC double glazed window to the side elevation, cornice to ceiling, one radiator and a fitted carpet.

From the landing door to the

SEPERATE WC

Fitted with a modern white two piece suite incorporating hand wash basin and low flush W/C. The separate W/C is fully tiled and has a UPVC double glazed window to the side elevation and one single radiator.

From the landing door to the

BATHROOM

With a two piece suite in pink shade incorporating pedestal wash basin and panel bath with mixer shower tap. The bathroom is fully tiled and has a UPVC double glazed window to the rear elevation. Airing cupboard with fitted shelves and one double radiator.

From the landing door to

BEDROOM ONE

14'9" x 11'3"

This double bedroom has a UPVC double glazed window to the rear elevation enjoying an attractive garden outlook. To either side of the chimney breast there are built-in wardrobes with cupboard space above, one radiator and a fitted carpet.

From the landing door to

BEDROOM TWO

12'4" x 13'6"

This second double bedroom has a UPVC double glazed window to the front elevation enjoying open views over Savile Park and beyond. Built-in wardrobe to one side of the chimney breast with cupboard space above, cornice to ceiling, one double radiator and a fitted carpet. Feature fireplace to the chimney breast.

From the landing door to

BEDROOM THREE

8'11" x 7'2"

With a UPVC double glazed window to the front elevation again enjoying attractive views over Savile Park and the surrounding areas. One radiator and a fitted carpet.

From the landing door to stairs leading to

ATTIC BEDROOM FOUR

18'9" max x 9'2"

With a UPVC double glazed window to the side elevation and a skylight window which can easily be upgraded to include an en suite.

From the attic room door to

GENERAL

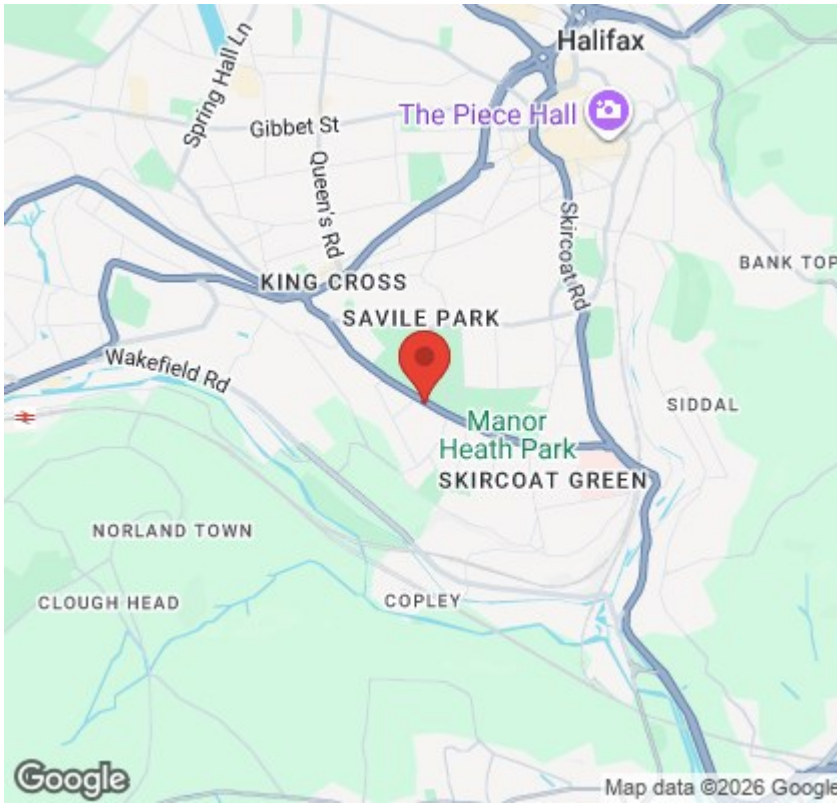
The property is constructed of stone and brick, is partially rendered and surmounted with a blue slate roof. It has the benefit of all mains services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is freehold and is in Council Tax Band E

EXTERNAL

To the front of the property there is a garden with mature plants and shrubs and a path leading to the front entrance door. To the side of the property there is a flagged area and steps leading to the side entrance door. To the rear of the property there is a flagged patio area and south facing lawned garden with mature plants and shrubs.

Garages

There are two detached garages, one being a substantial brick garage with power, sink and two windows and would make an excellent workshop or conversion to home office.



Directions

SAT NAV HX3 0HU

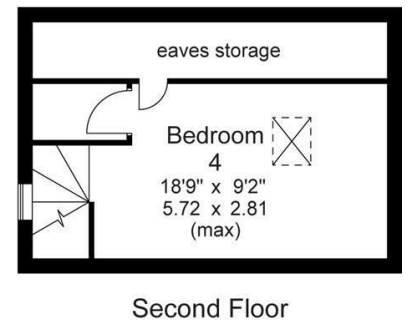
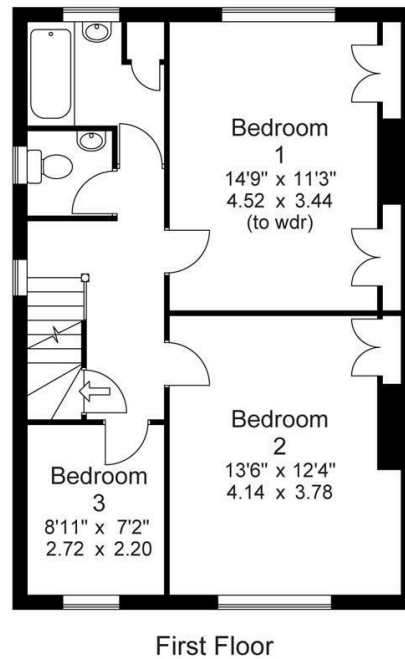
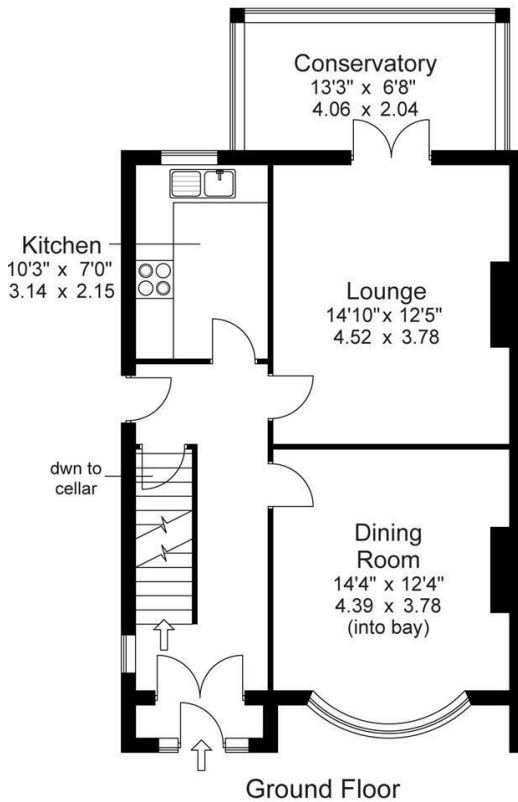
Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 = 1428 Sq. Feet
= 132.7 Sq. Metres



For illustrative purposes only. Not to scale.