



## Grosvenor 1 Stafford Road / Stafford Parade, Skircoat Green, Halifax, HX3 0PD

Offers Around £500,000

- : 10,000 CASH BACK ON COMPLETION
- : Close to Outstanding Schools & Calderdale Royal Hospital
- : Superb Period Features
- : Downstairs Cloakroom
- : Highly Desirable Residential Location
- : Spacious Family Home With Period Features
- : Detached Annexe / Office Suite In the Garden
- : 4 Double Bedrooms (master with en suite)
- : Spacious Modern Open Plan Dining Kitchen
- : Viewing Essential

# Grosvenor 1 Stafford Road / Stafford Parade, Halifax HX3 OPD

10,000 CASH BACK!!!

Welcome to this charming property located in the sought-after area of Skircoat Green, Halifax. This delightful semi-detached house boasts a perfect blend of character and modern living.

Just step inside this period residence and you cannot fail to be impressed with the accommodation available which briefly comprises entrance hall, sitting room, modern fully fitted open plan dining kitchen, downstairs cloakroom, cellars, four spacious bedrooms (master with en suite), family bathroom, uPVC double glazing and gas central heating.

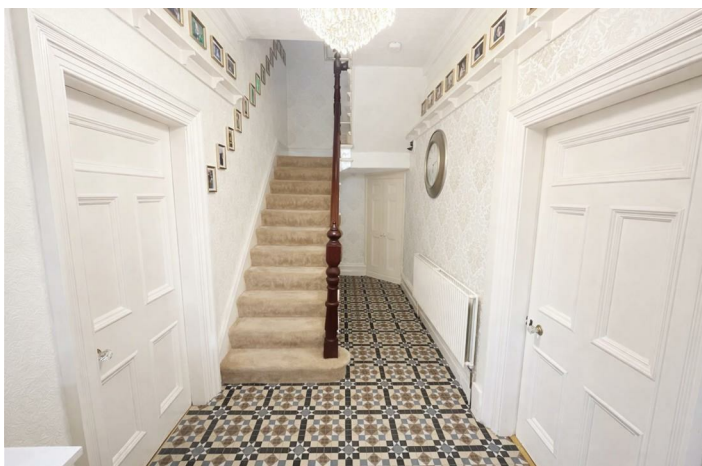
An added bonus with this property is the detached bungalow annexe in the garden which can be used as a home office suite or as a separate dwelling for an elderly relative or family member.

Situated in one of Calderdale's premier residential locations, this spacious family home provides excellent access to the local amenities of Skircoat Green and Savile Park including outstanding schools, local shops and cafes, parks, and the 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 & Leeds.

An internal inspection is absolutely essential to fully appreciate this delightful family home.



Council Tax Band: E



### FRONT ENTRANCE VESTIBULE

With uPVC double glazed window to the side elevation, built-in drawers, mosaic tiled floor, and coat hanging facilities.

From the Entrance Vestibule a period glass panelled door with panels above and to the side opens into the

### ENTRANCE HALL

With cornice to ceiling with matching delph rack, uPVC double glazed window to the side elevation, cupboard housing the combination boiler and Victorian style mosaic floor, double doors open to corner cupboard with fitted shelves providing useful storage facilities, and one double radiator.

From the Entrance Hall a panelled door opens into the

### SITTING ROOM

With feature fireplace incorporating a brick inglenook fireplace with a living flame gas stove on a matching hearth. Cornice to ceiling with matching centre rose, uPVC double glazed windows to the side and front elevations providing this room with its light and spacious aspect, solid wood floor, and one double radiator.

From the Entrance Hall a panelled door opens to the

### OPEN PLAN DINING KITCHEN & FAMILY ROOM

This superb kitchen is fully fitted with a range modern wall and base units with solid wood work surfaces with a Belling multi-fuel cooking range to the chimney breast, single drainer sink unit with mixer tap, integrated larder fridge, integrated dishwasher and a centre island with electric fan assisted oven, integrated cupboards and drawers. This delightful kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor. Cornice to ceiling, uPVC double glazed window to the side elevation.

With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect, radiator with cover, cornice to ceiling, feature fireplace, and one telephone point.

From the Kitchen a panelled door opens into the

### REAR ENTRANCE VESTIBULE

With fitted cupboards providing useful storage facilities, uPVC double glazed rear entrance door.

From the Rear Entrance Vestibule a door opens to the

### DOWNSTAIRS CLOAKROOM

With white two-piece suite comprising low flush W/C and hand wash basin, uPVC double glazed window to the side elevation, the cloakroom is fully tiled with a matching tiled floor, and one single radiator.

From the Entrance Hall a glass panelled door opens to the cellar head with steps leading down to the

### BASEMENT CELLAR

This spacious basement cellar provides excellent storage facilities and could be converted to a variety of uses such as a cinema room or gym.

### SMALL CELLAR

With power, light and one double radiator.

### DOWNSTAIRS CLOAKROOM

With hand wash basin and low flush W/C, extractor fan and a wall mounted heater.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

### FIRST FLOOR LANDING

With cornice to ceiling and galleried landing above. One double radiator and a fitted carpet.

### SPACIOUS BATHROOM

14'6" x 10'5" ( max)

This luxury bathroom has a four-piece suite comprising Victorian style claw foot top bath with external mixer shower tap, pedestal wash basin, low flush W/C and fully tiled shower cubicle with overhead rainfall shower unit. The bathroom has a cast iron fireplace to the chimney breast with cupboards to either side providing useful storage facilities, uPVC double glazed window to the side elevation, cornice to ceiling, extractor fan, heated towel rail/radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO

14'5" x 13'8"

With uPVC double glazed windows to the front and side elevations providing a light and spacious aspect, cornice to ceiling with matching picture rail, one double radiator and a fitted carpet.

From the Bedroom a panelled door opens to the

### EN SUITE SHOWER ROOM

With white three-piece suite comprising hand wash basin and low flush W/C in bathroom furniture and fully tiled walk-in shower cubicle with shower unit, uPVC double glazed window to the front elevation, cornice to ceiling, and one single radiator.

From the Landing a panelled door opens into

### BEDROOM ONE

14'3" max 14'11"

With uPVC double glazed windows to the front and side elevations again providing this room with its light and spacious aspect, cornice to ceiling, with matching picture rail and centre rose, one double radiator and a fitted carpet.

From the Landing a spindled staircase leads to a

### HALF LANDING

With one double radiator, period skylight window and a fitted carpet with further stairs with fitted carpet leading to the

### SECOND FLOOR LANDING

With Velux double glazed skylight window. From the Landing a door opens to

### BEDROOM THREE

13'4" x 13'11"

With uPVC double glazed window to the side elevation, to either side of the chimney breast there are built-in wardrobes with cupboard space above, cast iron fireplace, one double radiator and a fitted carpet.

From the Landing a panelled door opens into

#### BEDROOM FOUR

13'8" x 10'9"

With uPVC double glazed window to the side elevation, door to cupboard providing useful storage facilities, one double radiator and a fitted carpet.

#### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water, and electricity with the added benefit of uPVC double glazing and gas central heating. The tenure is freehold, and the council tax band is E

#### EXTERNAL

To the front of the property there is a flagged path leading to the front entrance door with a wrought iron gate and railings, to one side of the property there is a lawned garden with mature shrubs and plants and an enclosed walled garden. To the remaining side of the property there is a further garden area with a

#### DETACHED ANNEXE / OFFICE SUITE

The uPVC double glazed front entrance door opens into the

#### OPEN PLAN DINING KITCHEN & LOUNGE

13'6" x 13'4"

#### KITCHEN

With modern fitted wall and base units incorporating matching work surfaces with stainless steel single drainer 1 bowl sink unit with mixer tap, four ring halogen hob with stainless steel and glazed canopy above, fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls.

#### LOUNGE & DINING AREA

With uPVC double glazed window to the front elevation, laminate wood floor, electric radiator, one TV point, door to cylinder cupboard providing useful storage facilities.

From the Lounge a door opens into

#### BEDROOM ONE

9'8" x 8'3"

With uPVC double glazed window to the front elevation, wall mounted electric heater and a fitted carpet.

From the Lounge a door opens into the

#### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath with rainfall shower unit with handheld unit. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the side elevation, heated towel rail/radiator and extractor fan.

#### GENERAL

The bungalow has mains water and electric.

#### TO VIEW

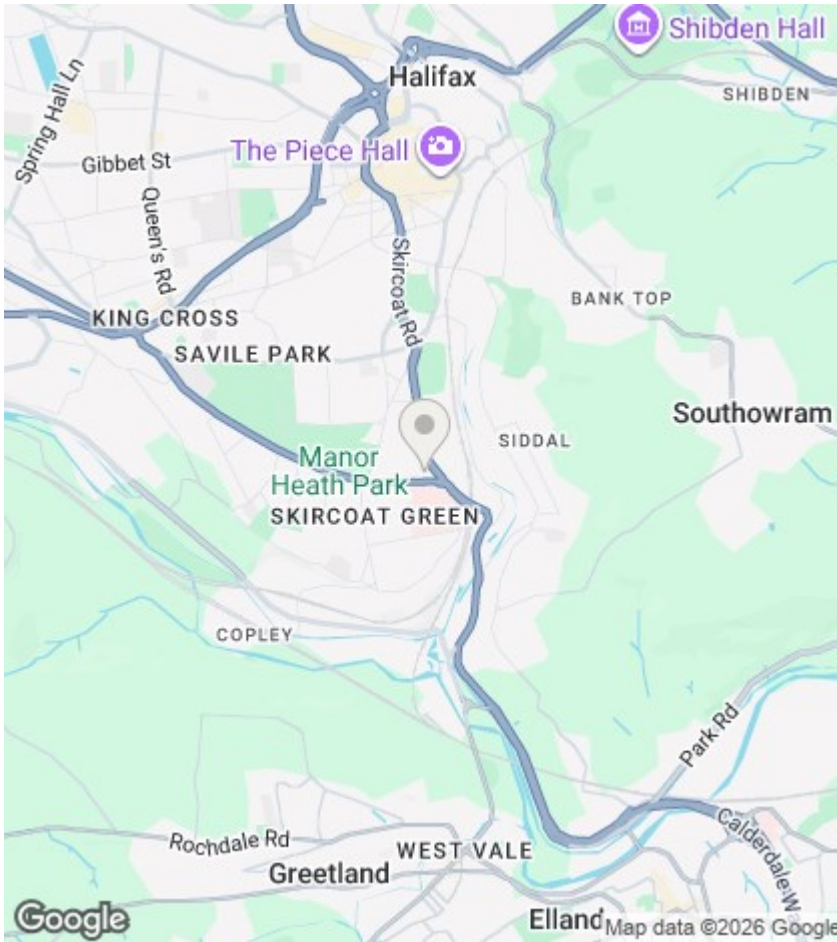
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

#### DIRECTIONS

Sat Nav HX3 OPD







## Directions

SAT NAV HX3 OPD

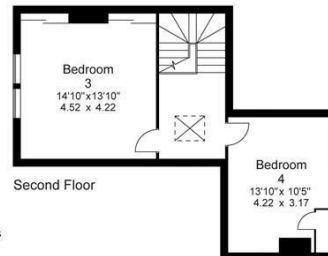
## Viewings

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

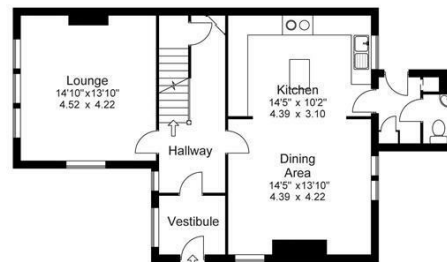
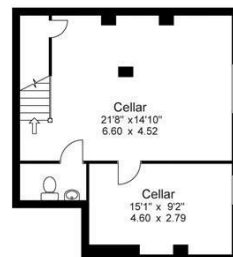
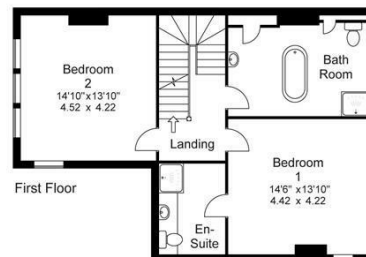
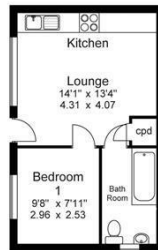
## EPC Rating:

| 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 = 2448 Sq. Feet  
= 226.93 Sq. Metres



Approx Gross Floor Area = 330 Sq. Feet  
= 30.59 Sq. Metres



For illustrative purposes only. Not to scale.