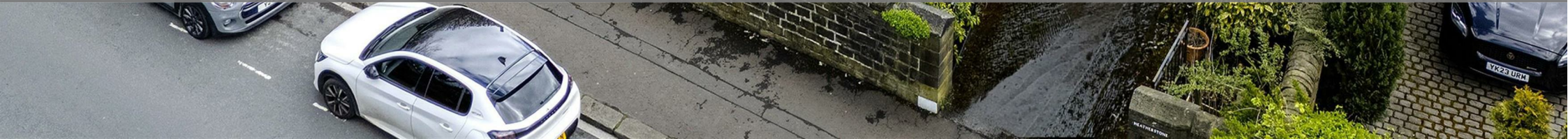




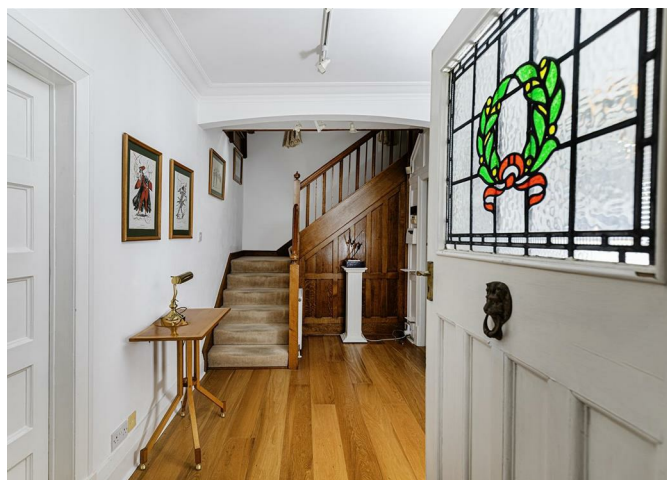
Heatherstone Skircoat Green Road, Halifax, HX3 0LQ

£575,000

bramleys



A substantial and characterful four bedroomed detached period residence offering spacious and versatile accommodation arranged over three floors, situated in the highly sought after Skircoat Green area. The property offers generous and versatile accommodation arranged over multiple levels, blending period features with practical modern living space. Benefiting from 2 generous reception rooms, plus a conservatory and well proportioned bedrooms including a master with en-suite. A particular feature is the formal traditional gardens, which are beautifully maintained and provide an attractive and private outdoor setting, complementing the scale and character of the home. Ideally positioned for a range of local amenities including shops and cafés within the village, as well as Manor Heath Park and Calderdale Royal Hospital.





## GROUND FLOOR:

### Entrance Hallway

Entered via a timber door with stained glass inserts into a spacious hallway featuring timber panelling and balustrading, wood effect flooring, two central heating radiators and staircase rising to the first floor.

### Lounge

14'11" x 20'6" (4.56m x 6.27m)

A large dual aspect reception room with windows to the front, rear and side elevations (secondary glazed), featuring a living flame gas fire set to a marble surround, decorative ceiling detailing and coving. Having three central heating radiators and wall light points.

### Dining Room

12'9" x 13'8" (3.90m x 4.19m)

A further spacious reception room with decorative ceiling features and coving, central heating radiator and window to the front elevation. Feature gas fire set to a marble backcloth with timber surround. A door provides access to the kitchen.

### Kitchen

14'7" max x 12'7" max (4.45m max x 3.84m max)

Fitted with a range of matching wall and base units with complementary working surfaces and inset stainless steel sink with side drainer and mixer tap. Having a four burner gas hob, integrated Bosch double oven, space and plumbing for a dishwasher, tiled splashbacks and inset ceiling spotlights. Wall mounted central heating boiler, two windows to the rear elevation and a central heating radiator.

### Side Lobby

Having external access door, wood effect flooring and central heating radiator, with access to:

### Cloakroom WC

Fully tiled and furnished with a low flush WC and corner wash hand basin, chrome ladder style heated towel rail, inset ceiling spotlight and window.

## LOWER GROUND FLOOR:

### Hallway

With central heating radiator and access to storage areas.





### Second Kitchen

8'10" x 12'5" (2.7m x 3.81m)

Fitted with base units, working surfaces and inset stainless steel sink with mixer tap. Having a four burner gas hob, built-in oven, plumbing for a washing machine, tiled walls and flooring, window to the rear and doors to adjoining rooms.

### WC

Fully tiled with low flush WC and pedestal wash hand basin, central heating radiator and inset ceiling spotlight. Door to useful store.

### Conservatory

25'5" x 9'6" (7.76m x 2.91m)

A spacious uPVC double glazed conservatory with full height glazing enjoying views across the gardens. Having wood effect flooring, wall lighting, three central heating radiators and French doors opening onto the rear garden.

### Cellar Room

15'1" x 7'4" (4.60m x 2.24m)

Previously a wine cellar - a useful additional room with wood effect flooring, built-in shelving, window providing some natural light and central heating radiator.

### FIRST FLOOR:

#### Landing

A light and spacious landing with large window, ceiling coving, central heating radiator and loft access.

### Master Bedroom

13'9" x 16'4" (4.20m x 4.99m)

A spacious double bedroom positioned to the front with secondary glazed window, two central heating radiators and ceiling coving. Door leading to:

### En-Suite Shower Room

Fully tiled and furnished with a three piece suite comprising low flush WC, pedestal wash hand basin and large walk-in

shower enclosure with electric shower. Having inset ceiling spotlights, window and central heating radiator.

### Bedroom 2

12'11" x 13'11" (3.94m x 4.25m)

A good sized double bedroom positioned to the front with secondary glazing, ceiling coving and two central heating radiators.

### Bedroom 3

9'5" x 9'3" (2.89m x 2.83m)

Positioned to the rear, having a window with views over the garden, secondary glazing and central heating radiator.

### Bedroom 4 / Study

7'3" x 8'11" (2.23m x 2.74m)

Currently used as a home office with built-in desk, wood effect flooring, central heating radiator and window to the front.

### Family Bathroom

Fully tiled and fitted with a five piece suite comprising low flush WC, bidet, pedestal wash hand basin, panelled bath and separate walk-in shower enclosure with electric shower. Having inset ceiling spotlights, multiple windows, chrome ladder style heated towel rail and additional radiators.

### OUTSIDE:

Externally, the property is approached via a driveway to the side which leads to a detached garage, complete with an electric up and over door and useful storage space beneath.

To the front is a well-maintained lawned garden, complemented by well-stocked mature shrubbery which provides an attractive and established approach to the home.

To the rear are truly outstanding large traditional formal gardens, beautifully arranged and offering a peaceful, private setting. The gardens feature mature trees and established





shrubs, framed with neatly maintained boxwood hedging and colourful planted borders. A central water feature provides a focal point, creating an elegant and tranquil outdoor space ideal for relaxation and entertaining.

#### **BOUNDARIES & OWNERSHIPS:**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### **DIRECTIONS:**

Leave Halifax via Skircoat Road and bear right at the Price Albert statue onto Heath Road. Continue straight ahead at the traffic lights as the road becomes Skircoat Green Road passing the park on the right hand side. Continue straight across the next set of traffic lights where the property can be located on the left hand side and clearly identified by the Bramleys for sale board.

#### **TENURE:**

Freehold

#### **COUNCIL TAX BAND:**

Band F

#### **MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Approximate total area<sup>®</sup>  
 209.1 m<sup>2</sup>  
 2252 ft<sup>2</sup>

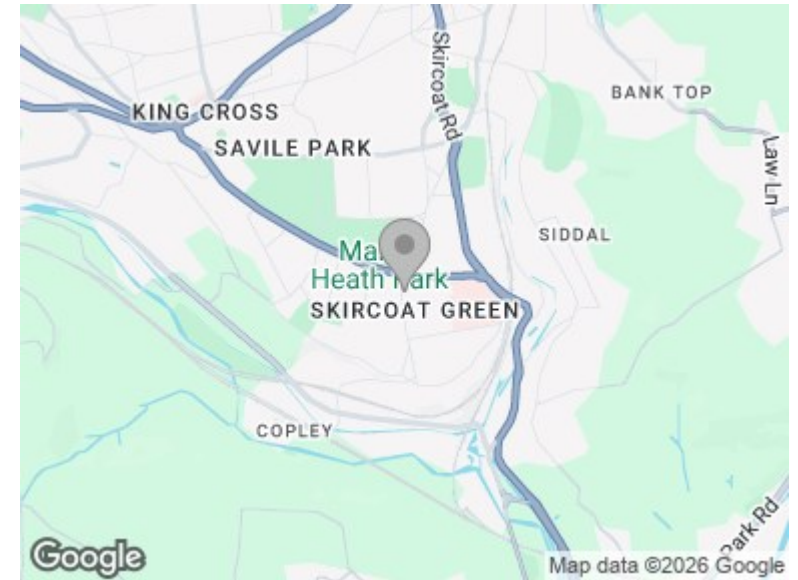
Reduced headroom  
 0.8 m<sup>2</sup>  
 9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

