Property@Kemp&Co

# 1 Pulmans Place, Skircoat Green, Halifax, HX3 ORY

## Offers Over £110,000

- Period Stone Built End Terraced Cottage
- Open Plan Kitchen Living Area
- Close to local Ammenities
- Of Special Interest To First Time Buyers & Property Investors
- Viewing Essential
- One Double Bedroom
- Highly Desirable Residential Location
- Easy Access To M62
- Easy Access To Halifax Town Centre
- Realistically Priced

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 ORR
01422 349222

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# 1 Pulmans Place, Halifax HX3 0RY

Situated in one of Calderdale's premier residential locations, in the heart of Skircoat Green, lies this one bedroomed, stone-built end terraced cottage, providing accommodation which will be of special interest to the first-time buyer or property investor.

The property briefly comprises a living room with kitchen area, cellar, double bedroom, bathroom, garden to the front, UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, 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.

The property is being offered for sale at this realistic asking price and an early appointment to view in order to avoid disappointment is strongly recommended.

1 1 1 E

Council Tax Band: A

## LIVING ROOM / KITCHEN AREA
14'3" maximum, narrowing to 11'6" x 16'8"
The central feature of this attractive room is the stone-built inglenook fireplace incorporating a gas stove standing on a matching hearth. To one side of the fireplace is the kitchen area, which is fitted with a range of wall and base units incorporating a stainless steel single drainer sink unit with mixer tap, four-ring gas hob, fitted electric oven and grill with extractor hood above. There is a Baxi gas central heating boiler, plumbing for an automatic washing machine, tiled flooring and one double radiator. The charming character of this room is further enhanced by the beamed ceiling, with UPVC double glazed windows to the front and side elevations.

From the living room, a door opens to the cellar head with steps leading down to the

## KEEP CELLAR
providing useful storage facilities.

From the living room, stairs lead to the:

## FIRST FLOOR LANDING
With period wood floorboards and one double radiator.

From the landing, a door opens to the:

## BEDROOM
8'6" x 16'6"
A spacious double bedroom with built-in wardrobes to one side of the chimney breast with cupboard storage above, feature stone fireplace, beamed ceiling and polished wood period floorboards. UPVC double glazed window to the front elevation and one double radiator.

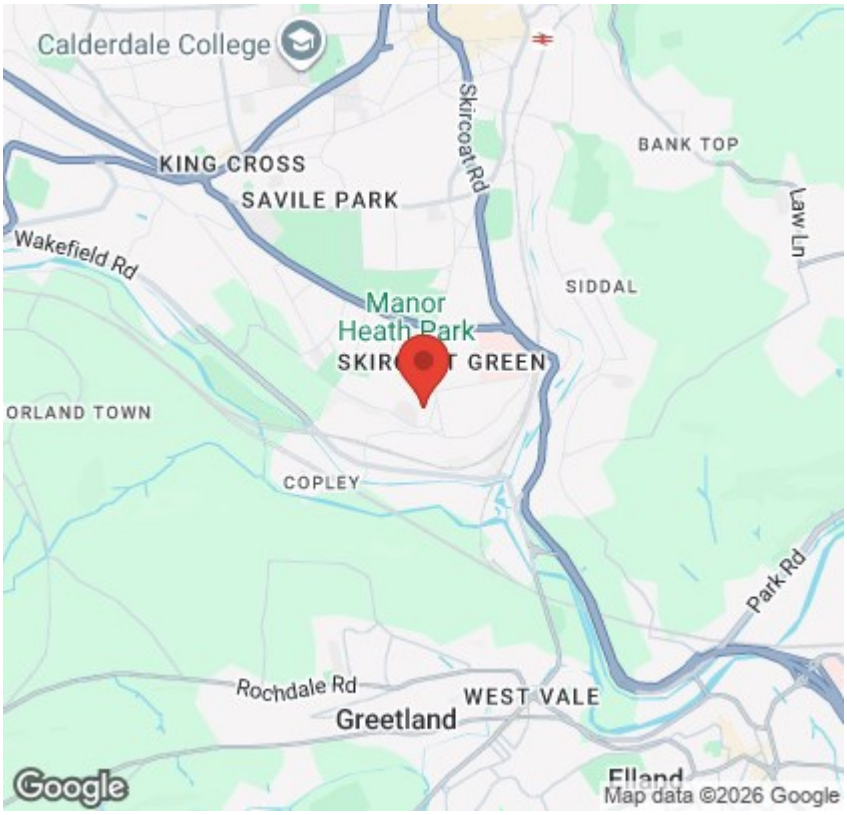
From the landing door to the

## BATHROOM
With white three-piece suite incorporating pedestal hand wash basin, low flush WC and panelled bath with Heatstore electric shower unit over. The bathroom is tiled around the bath and shower area with a complementing colour scheme to the remaining walls and tiled flooring. UPVC double glazed window to the front elevation, access to the loft and a door to an airing cupboard providing useful storage facilities.

## GENERAL
The property is constructed of stone and surmounted with a stone slate roof. The property has the benefit of all mains services, gas, water and electric, together with UPVC double glazing and gas central heating.
TENURE: Freehold.
COUNCIL TAX: Band A.

## EXTERNAL
To the front of the property there is a flagged pathway, cobbled area and a small garden. area

## VIEWING
Strictly by appointment. Please contact Property@Kemp & Co, Halifax 01422 349222.




## Directions

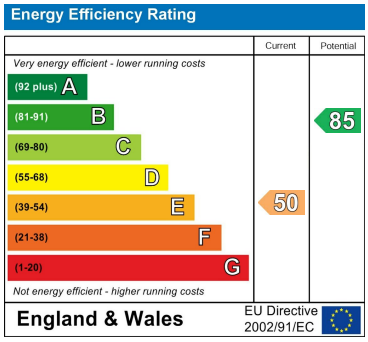
SAT NAV HX3 0RY

## Viewings

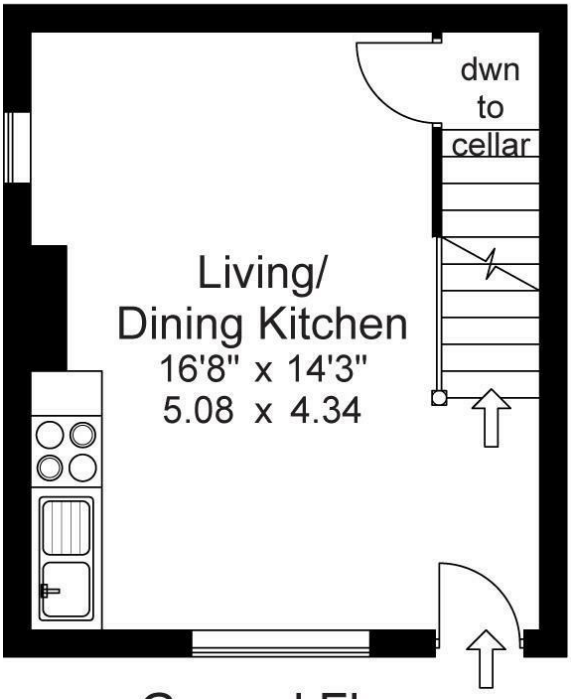
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

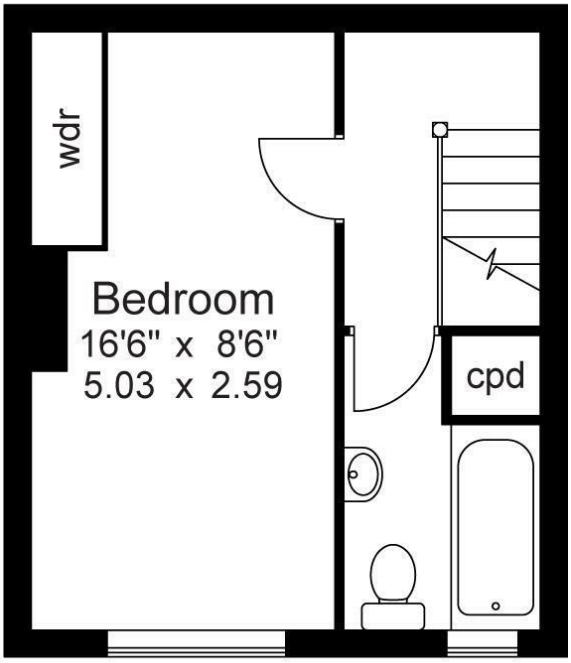
E




Approx Gross Floor Area = 477 Sq. Feet
= 44.3 Sq. Metres




Ground Floor




First Floor

For illustrative purposes only. Not to scale.

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