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319 Skircoat Green Road, Skircoat Green, Halifax, HX3 0NA

Offers Over £375,000

: Stone Built Period Family Residence
: Open Plan Modern Kitchen Dining Area
: Attractive & Spacious Family Home
: Close To Outsanding Schools & Local Amenities
: Realistically Priced
: Highly Desirable Residential Location
: Modern Fitted Bathroom with 4pc Suite
: Period Features
: Garden to Front & Rear
: Viewing Essential

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Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this substantial stone-built period terraced residence, providing deceptively spacious and attractive family accommodation.

Just step inside this delightful family home and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, lounge, open-plan modern fully fitted dining kitchen, utility cellar, keep cellar, three double bedrooms (master with en-suite shower room), single bedroom, modern bathroom, gardens to the front and rear, UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, parks, shops, cafés and Calderdale Royal Hospital. The property also provides easy access to the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase such a quality and spacious family home in this sought-after location and, as such, an early inspection to view is strongly recommended.

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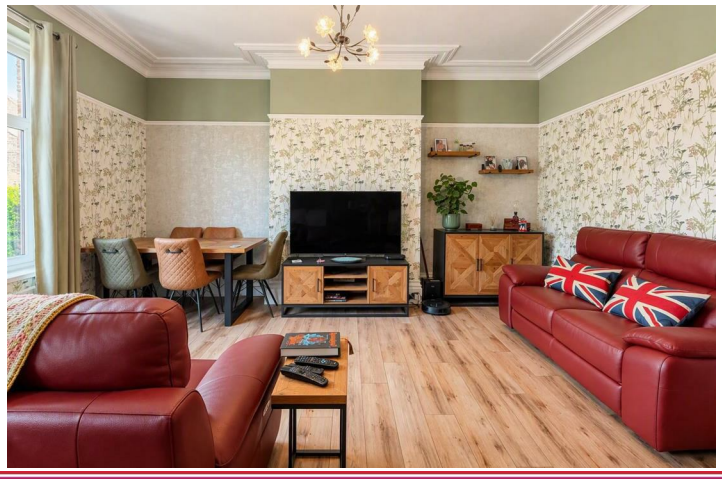
Council Tax Band: D







ENTRANCE HALL
The front entrance door, with matching panel above, opens into the entrance hall with cornice to ceiling and matching picture rail, one double radiator.

From the entrance hall a door opens into the:

LOUNGE
18'2" x 15'2"
The spacious reception room has an angular bay window to the front elevation with stained glass and leaded upper panels and UPVC double glazed windows. The central feature of this room is the polished limestone fireplace incorporating a coal-effect living flame gas fire on a matching hearth. Ornate cornice to ceiling with decorative plasterwork beneath and matching picture rail, one double radiator, one TV point and fitted carpet.

From the entrance hall a door opens into the:

OPEN-PLAN DINING KITCHEN

DINING AREA
10'11" x 16'6"
With UPVC double glazed window to the rear elevation, cornice to ceiling with matching picture rail and two double radiators.

The dining area is open-plan to the:

KITCHEN AREA
10'6" x 12'9"
Being fully fitted with a range of modern wall and base units incorporating matching granite work surfaces with a single drainer 1 bowl sink unit with telescopic mixer tap. Integrated dishwasher, integrated microwave, fan-assisted electric oven and grill, and space for an American-style fridge/freezer. The kitchen has a central island with fitted drawers and cupboards, incorporating a four-ring induction hob and breakfast bar. This attractive modern kitchen has matching glazed splashbacks with a complementing colour scheme to the remaining walls, UPVC double glazed window to the rear elevation and UPVC double glazed rear entrance door.

From the entrance hall a door opens to the:

CELLAR HEAD
With stone steps leading down to the cellars.

A door opens into the:

STORE CELLAR
Providing useful storage facilities.

A further door opens into the:

UTILITY CELLAR
Having power and light, plumbing for an automatic washing machine and a Belfast sink unit. UPVC double glazed window to the rear elevation and UPVC double glazed external door.

KEEP CELLAR
Housing the Vaillant gas central heating boiler.

From the entrance hall a spindle staircase with fitted carpet leads to the:

FIRST FLOOR LANDING
With cornice to ceiling and matching picture rail.

From the landing a door opens into the:

BATHROOM
Being fitted with a modern white four-piece suite incorporating hand wash basin set within a vanity unit with mixer tap, low flush WC, large walk-in shower enclosure with rainfall and handheld shower units, and a modern freestanding bath with external mixer tap. The bathroom is wet-boarded with a panelled ceiling incorporating inset spotlight fittings and matching flooring. UPVC double glazed window to the rear elevation and a chrome heated towel rail/radiator.

From the landing a door opens into:

BEDROOM THREE
14'1" x 16'6"
This spacious double bedroom has a UPVC double glazed window to the rear elevation, period cast iron fireplace to the chimney breast with wall-mounted TV fittings above, cornice to ceiling, picture rail, one double radiator and fitted carpet.

From the landing a door opens into:

BEDROOM TWO
14'6" x 14'0"
The second spacious double bedroom has a UPVC double glazed window to the front elevation, period cast iron fireplace to the chimney breast, cornice to ceiling, one double radiator and fitted carpet.

From the landing a door opens into:

BEDROOM FOUR
9'10" x 7'5"
This single bedroom has a UPVC double glazed window to the front elevation, one double radiator and fitted carpet.

From the first floor landing a spindled staircase leads to the:

SECOND FLOOR LANDING
With Velux double glazed skylight window, one double radiator, laminate wood flooring and access to useful under-eaves storage facilities.

From the landing a door opens into:

BEDROOM ONE
20'9" maximum, narrowing to 17'10" x 13'5"
This spacious principal double bedroom has a UPVC double glazed dormer window to the front elevation together with a further double glazed skylight window, providing a light and spacious aspect. Panelled ceiling with inset spotlight fittings, laminate wood flooring, two double radiators, excellent built-in storage facilities and fitted wardrobes to one wall.

A door opens into the:

EN-SUITE SHOWER ROOM
Being fitted with a modern white three-piece suite incorporating wash hand basin set within a vanity unit with mixer tap, low flush WC and walk-in shower enclosure with rainfall and handheld shower units.
The en-suite is wet-boarded with matching flooring, Velux double glazed skylight window, inset spotlight fitting to the ceiling, extractor fan and a chrome heated towel rail/radiator.

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, together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band D.

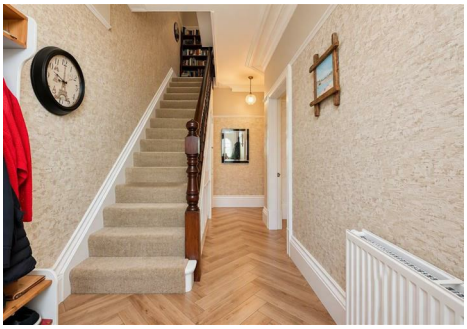
EXTERNAL
To the front of the property there is an enclosed patio garden. To the rear of the property there is a larger enclosed garden with decked area and flagged patio, together with access to the cellar.













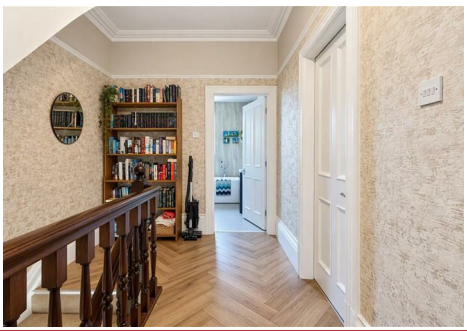


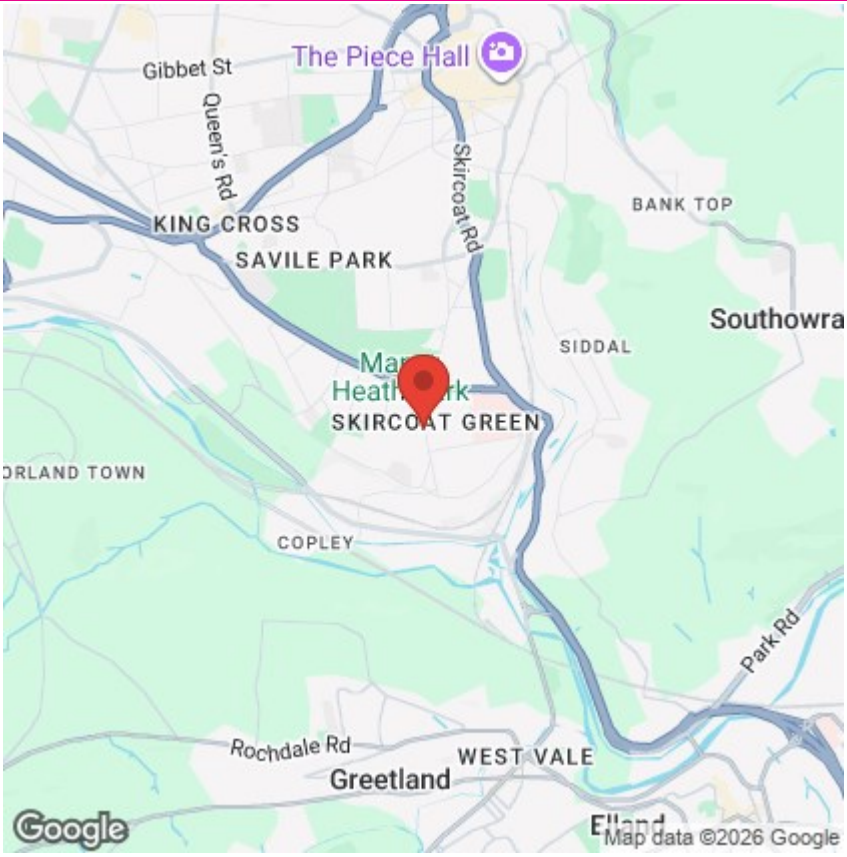

I'M ON THE GIN AND TONIC DIET
A balanced diet is a glass of wine in each hand











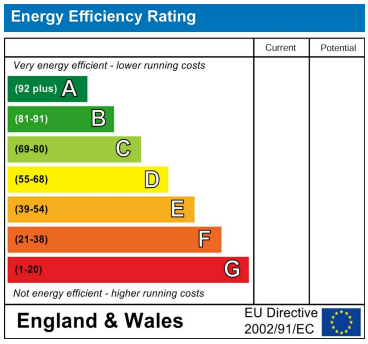
Directions

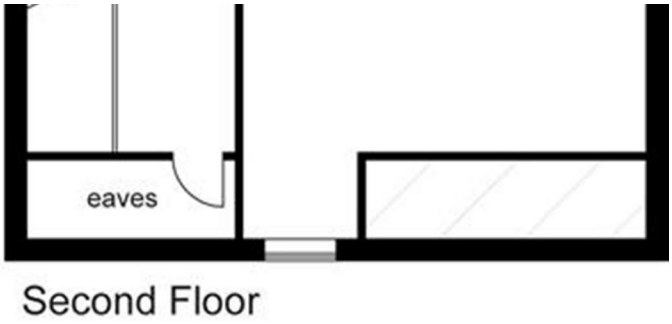
SAT NAV HX3 0NA

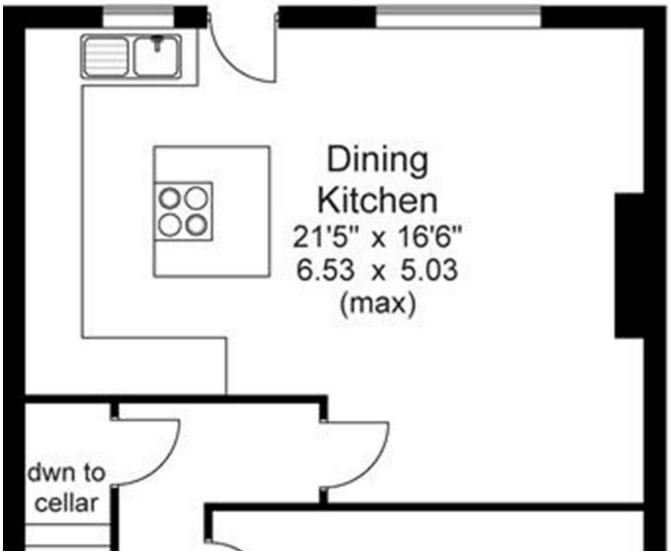
Viewings

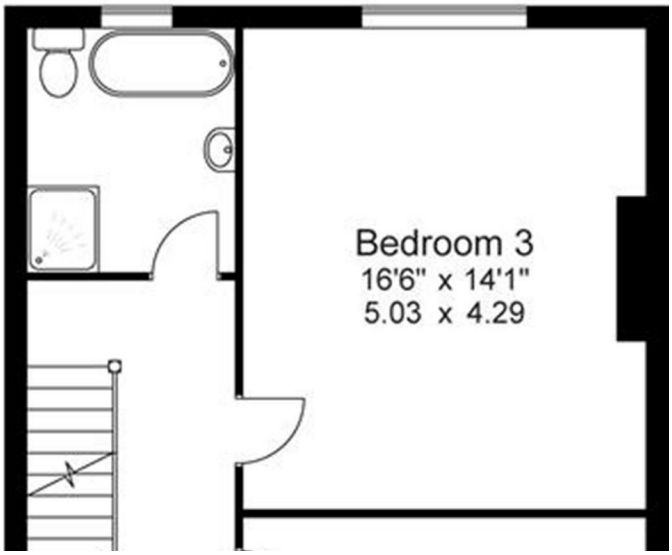
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:









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