Property@Kemp&Co

52 Green Park Road, Skircoat Green, Halifax, HX3 0SN

Offers Over £310,000

- Highly Desirable Residential Location
- Large Garden With Double Garage To The Rear
- 2 Reception Rooms
- Utility Room
- Realistically Priced
- Extended Family Home
- 3 Bedrooms
- Spacious Modern Kitchen
- Close To Outstanding Schools
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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Situated in one of Calderdale's premier residential locations, in the heart of Skircoat Green, lies this extended three-bedroom semi-detached residence providing ideal family accommodation.

The property briefly comprises of an entrance hall, lounge, dining room, modern fitted kitchen, utility room, three double bedrooms, bathroom, gardens, a detached double garage, UPVC double glazing and gas central heating throughout.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, parks, local shops and Calderdale Royal Hospital as well as providing 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 the opportunity arise to purchase an extended semi-detached residence in this highly sought-after location at such an affordable price and, as such, an early inspection to view is strongly recommended.

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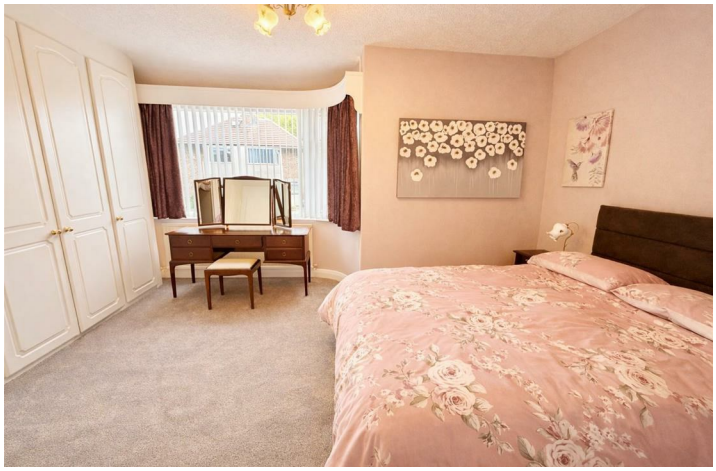
Council Tax Band: D



ENTRANCE HALL
A UPVC double glazed side entrance door opens into the entrance hall. There is a useful understairs storage cupboard, radiator and staircase leading to the first-floor accommodation.

From the entrance hall door to the

LOUNGE
16'0" x 13'11" narrowing to 10'7"
A spacious principal reception room with bay window to the front elevation incorporating UPVC double glazed units. The focal point of the room is a feature fireplace with wood surround, marble inset and hearth incorporating a coal-effect living flame gas fire. Cornice to ceiling with matching dado rail, radiator, television point and fitted carpet.

from the entrance hall door to the

DINING ROOM
9'6" x 9'8"
The dining room has a built-in cupboard to one wall, radiator and fitted carpet.

From the dining room through to the

KITCHEN
15'1" x 11'3" narrowing to 5'8"
This modern fitted kitchen incorporates a range of wall and base units with matching work surfaces and a stainless steel single drainer sink unit with mixer tap, a four-ring gas hob with electric oven and grill beneath, extractor canopy above and an integrated dishwasher. The kitchen is tiled around the work surfaces with complementary colour scheme to the remaining walls. Two UPVC double glazed windows to the rear elevation provide excellent natural light and enjoy attractive views over the rear garden.

From the kitchen door to the

UTILITY ROOM
10'5" x 5'1"
Providing useful additional space with plumbing for an automatic washing machine and power points for a tumble dryer. There is a door to a useful storage cupboard, UPVC double glazed windows to the side elevation and a UPVC double glazed side entrance door.

From the entrance hall stairs with fitted carpet lead to the

LANDING
Stairs with fitted carpet lead from the entrance hall to a half landing, with further steps leading to the main landing. Access to the loft. Fitted carpet.

From the landing door to

BEDROOM ONE
16'0" x 12'2"
Accessed via double doors from the landing. This spacious principal bedroom has a bay window to the front elevation. Running the full length of one wall are fitted wardrobes with storage cupboards above. Radiator and fitted carpet.

From the landing door to

BEDROOM TWO
22'9" x 7'4"
This extended double bedroom has a UPVC double glazed window to the rear elevation enjoying attractive open views. Built-in wardrobe, radiator and a fitted carpet.

From the landing door to the

BATHROOM
Fitted with a modern white three-piece suite incorporating a hand wash basin and low flush WC housed within a vanity cabinet, together with a large walk-in shower cubicle incorporating a Mira electric shower unit. The bathroom is fully tiled with a matching tiled floor and benefits from inset spotlight fittings to the ceiling, a UPVC double glazed window to the side elevation and a chrome heated towel radiator. There is also an airing cupboard housing the hot water cylinder with fitted shelving providing useful storage facilities.

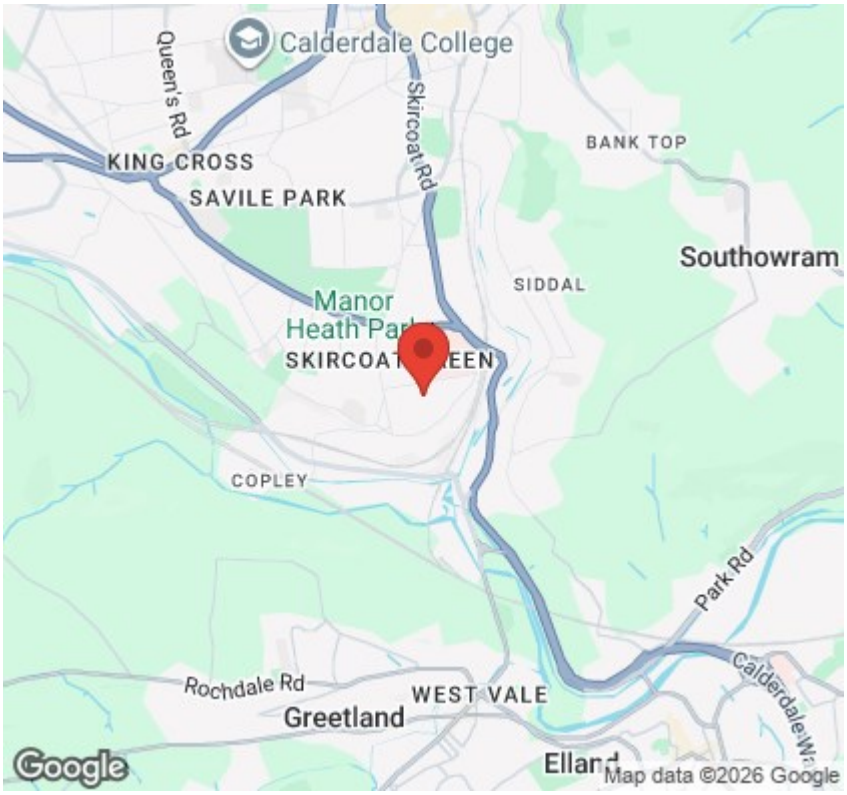
From the landing door to

BEDROOM THREE
6'5" max x 11'5" max
With UPVC double glazed window to the rear elevation enjoying attractive open views, built in wardrobe, radiator and a fitted carpet.

GENERAL
The property is constructed of brick and is surmounted by a tiled roof. It has the benefit of all main 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 D

EXTERNAL
FRONT GARDEN
To the front of the property there is an attractive garden incorporating mature plants and shrubs together with a tarmac driveway providing off-road parking facilities.
REAR GARDEN AND GARAGE
The driveway continues to the side of the property and extends to the rear, providing additional off-road parking and access to the detached double garage. To the rear there is a further lawned garden with mature plants and shrubs together with a flagged patio area, creating an ideal space for outdoor relaxation and entertaining.

TO VIEW
Strictly by appointment. Please telephone Property@Kemp & Co on Halifax 349222



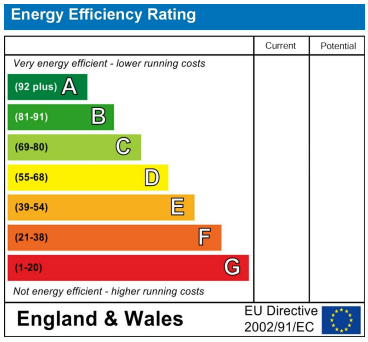
Directions

SAT NAV HX3 0SN

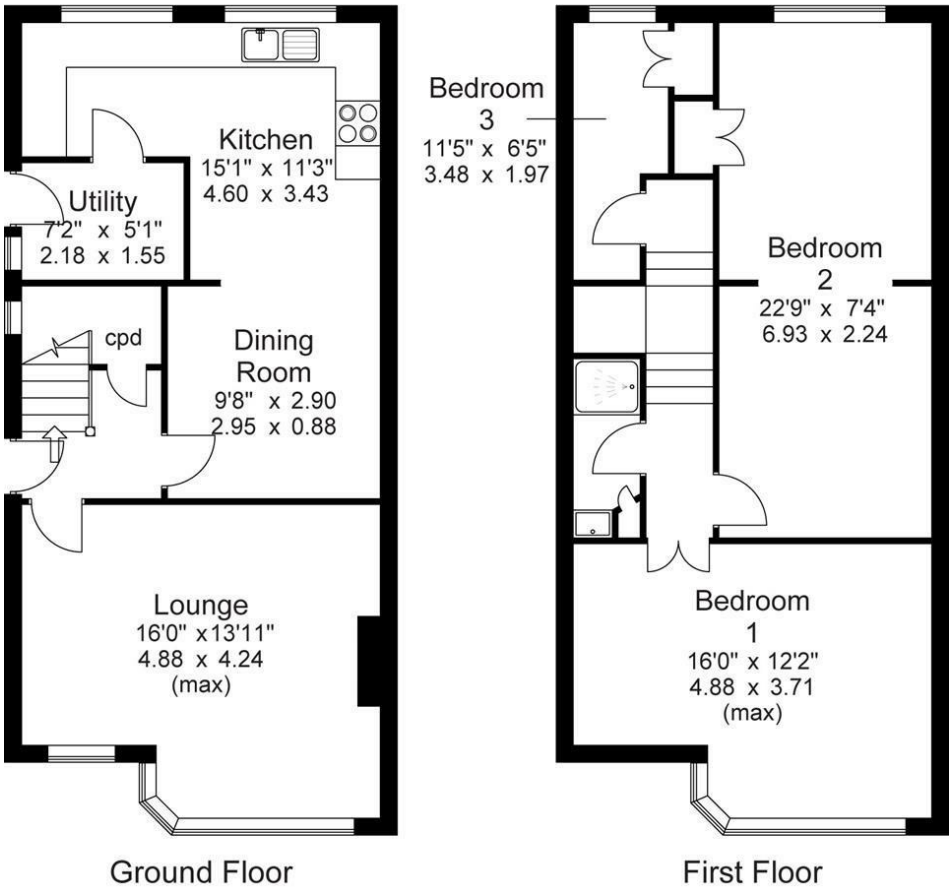
Viewings

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

EPC Rating:



Approx Gross Floor Area = 1092 Sq. Feet
= 101.5 Sq. Metres



Ground Floor First Floor

For illustrative purposes only. Not to scale.

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