



Brantwood Rawson Avenue, Skircoat Green, Halifax, HX3 OJP

Offers Around £650,000

- : Highly Desirable Location
- : 2 Reception Rooms
- : Large Garden To Rear
- : Suite Of Cellars
- : Easy Access to Trans Pennine Road & Rail Links
- : Spacious Period Semi Detached Residence
- : 7 Bedrooms
- : Detached Garage
- : Close To Outstanding Schools
- : Viewing Strongly Recommended

Brantwood Rawson Avenue, Halifax HX3 0JP

Located on Rawson Avenue in Skircoat Green, Halifax, this impressive semi-detached house offers a remarkable living space of 2,766 square feet, perfect for families seeking both comfort and style. With seven generously sized bedrooms, this property provides ample room for everyone, ensuring that each family member can enjoy their own private sanctuary.

The house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with loved ones, a kitchen and utility room. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge for relaxation. The layout of the home promotes a sense of openness and flow, making it a delightful environment for both daily living and special occasions. Although the property requires some cosmetic attention this is reflected in the asking price.

Situated in one of Calderdale's premier residential locations this spacious period residence is close to the local amenities of Savile Park & Skircoat Green, including outstanding schools, shops and parks, making it an excellent choice for families. The combination of spacious living areas, a substantial number of bedrooms, and a prime location makes this property a rare find in Skircoat Green.



7



1



2



E

Council Tax Band: F



ENTRANCE HALL

14'1" x 18'8"

Offering access to all ground floor rooms, the cellar and first floor. The entrance hall has a period stained glass panelled front entrance door and window to the front elevation. There is a corner fireplace and a fitted carpet.

From the entrance hall door opens to the

DOWNSTAIRS CLOAKROOM

5'9" x 6'7"

Ground floor WC leading off the entrance hall with frosted glass window, wash basin and WC.

From the entrance hall door opens to the

SPACIOUS LOUNGE

15'3" x 21'4"

This delightful spacious sitting room has a bay window to the front elevation. Feature fireplace with living flame fire, cornice to ceiling with matching centre rose and a fitted carpet.

From the entrance hall door opens to the

DINING ROOM

15'3" x 18'3"

This spacious dining room has windows to the rear elevation enjoying an attractive garden outlook. The dining room has a feature fireplace with living flame gas fire, cornice to ceiling with matching plaster work and centre rose. Laminate wood floor.

From the entrance hall door to the

BREAKFAST KITCHEN

14'0" x 14'0"

To the rear of the property with dual aspect windows offering great natural light and a view to the garden. The kitchen has fitted wall and base units with complementary worktops and tiled splashbacks to two sides, stainless steel sink unit and a cooking range with extractor in canopy above. There are alcove pantry cupboards to two sides providing useful storage facilities.

From the entrance hall door to the

UTILITY ROOM

6'5" x 11'8"

Fitted with a good range of pantry cupboards and shelving, offering plumbing and electric for appliances and kitchen overflow. Window to the side elevation and a side entrance door.

From the entrance hall door opens to stairs leading down to the cellars

LOWER GROUND FLOOR

Split into five separate rooms with the main cellar, two coal rooms and two storage rooms measurements for three rooms not photographed or on the floorplan.

Door to the

MAIN CELLAR

14'0" x 13'11"

The main cellar, the largest of the rooms currently houses the boiler.

CELLAR

9'1" x 9'7"

One of the two cellar storage rooms, with lighting and stone shelving; ideal for a wine store.

From the entrance hall a spindled staircase leads to the

FIRST FLOOR LANDING

With fitted carpet and providing access to all the first floor bedrooms.

From the landing door opens to

MASTER BEDROOM

15'1" x 18'4"

Generous double bedroom with window to the front elevation. The bedroom has a gas fireplace fitted wardrobes and a laminate wood floor.

From the landing door opens to

BEDROOM TWO

15'1" x 18'2"

Second double bedroom to the first floor, with a lovely view to the garden. This spacious bedroom has a hand wash basin, laminate wood floor and a wall a gas fire

From the landing door to

BEDROOM THREE

10'8" x 10'8"

With alcove wardrobes to one side and a window to the rear elevation enjoying an attractive garden outlook.

From the entrance hall door to

BEDROOM FOUR

14'3" x 8'9"

This fourth double bedroom has 2 windows to the front elevation and a laminate wood floor.

From the landing door opens to the

BATHROOM

6'9" x 10'4"

Fitted with a matching white three piece suite incorporating a shower cubicle, panelled bath and hand wash basin. Window to the side elevation.

From the landing door opens to

WC

3'2" x 4'7"

Separate first floor WC.

From the first floor landing door to the

SECOND FLOOR LANDING

The landing offers a range of fitted cupboards,

From the landing door to

BEDROOM FIVE

15'0" x 18'11"

The largest second floor bedroom, a double room with a view to the front. This spacious double bedroom has exposed overhead beams, alcove wardrobes and overhead loft hatch and a laminate wood floor and fireplace.

From the landing door to

BEDROOM SIX

15'0" x 12'10"

A further second floor double bedroom, with a view the rear of of the property.

From the landing door to

BEDROOM SEVEN

6'9" x 13'5"

This single bedroom has a window to the side elevation

From the landing door to

STORE ROOM

12'6" x 5'3"

This store room provides excellent storage facilities with access to the under eaves storage.

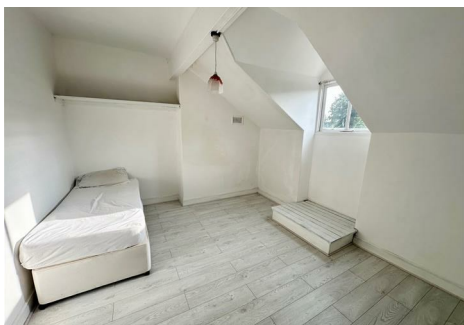
EXTERNAL

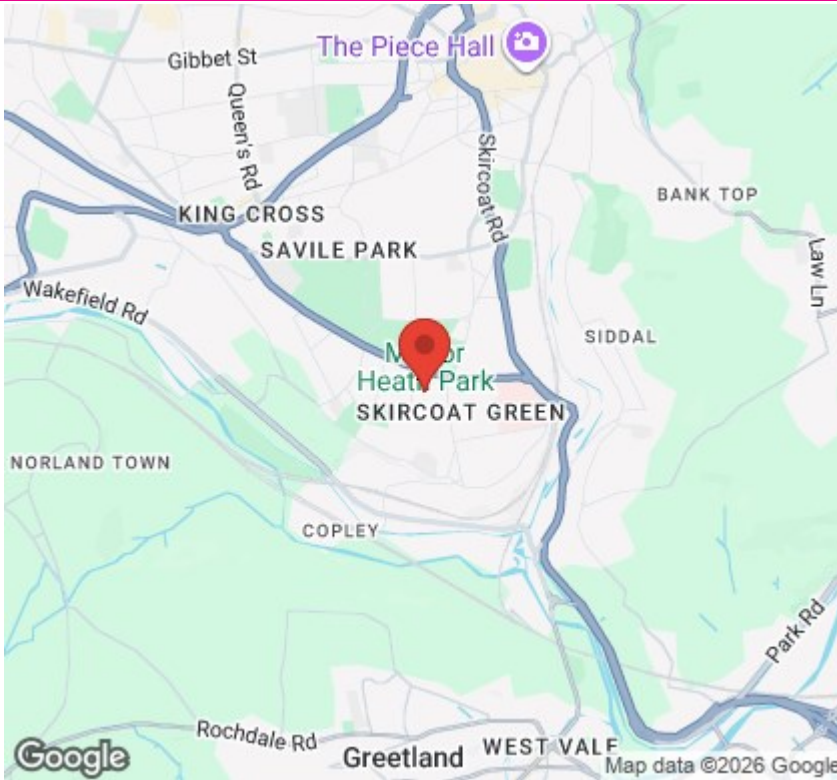
The property is set in mature gardens and benefits from a large well presented garden to the rear. The garden is L shaped, has a large central lawn with garden paths, mature trees offering privacy, and finally a pond to the top tier. In addition, there is a lean to greenhouse to the rear of the garage and also a garden shed to the top lawn. To the side of the property there is a drive providing off road parking and access to the detached double garage which has a power supply and an up and over door. To the front of the property there is a small garden with path to the front door.

GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services with the added benefit of gas central heating. The property is Freehold and is in Council Tax Band F







Directions

SAT NAV HX3 0JP

Viewings

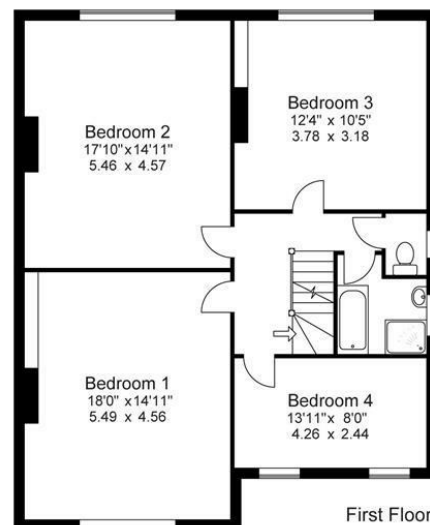
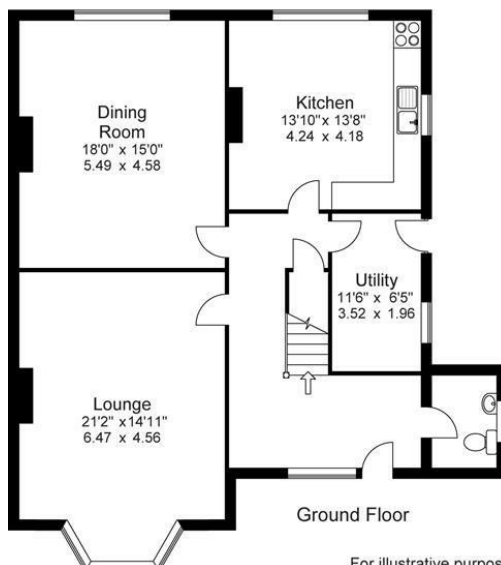
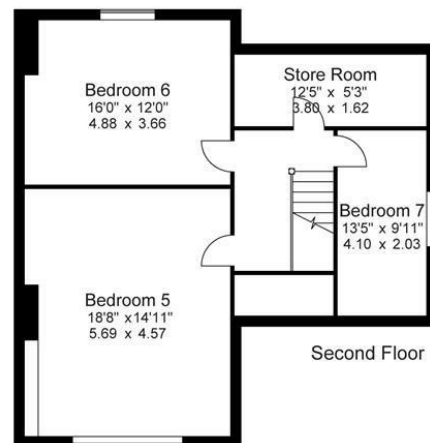
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 2789 Sq. Feet
= 259.1 Sq. Metres



For illustrative purposes only. Not to scale.