

60 St. Albans Road, Skircoat Green, Halifax, HX3 0ND

Offers Over £350,000

- : Highly Desirable Residential Location
- : 2 Reception Rooms
- : Modern Fully Fitted Kitchen
- : South Facing Garden To The Rear
- : Realistically Priced
- : Attractive Family Home
- : 4 Bedrooms (one with en suite wc)
- : Spacious Bathroom
- : Close To Outstanding Schools
- : Viewing Essential

# 60 St. Albans Road, Halifax HX3 0ND

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this delightful four-bedroom period terraced residence providing attractive and spacious family accommodation

Just step inside this delightful period home and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, two reception rooms, modern fully fitted kitchen, basement cellar, four bedrooms (one with en-suite VWC), family bathroom, gardens, 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, local shops and the Calderdale Royal Hospital, 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.

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

NO CHAIN



Council Tax Band: C



### ENTRANCE PORCH

A covered entrance porch with a UPVC double glazed stained and leaded entrance door with matching stained and leaded glass panel above opens into the

### ENTRANCE HALL

With cornice to ceiling, solid wood flooring and radiator.

From the entrance hall door to the

### LOUNGE

15'11" x 12'4"

This attractive reception room has an angular bay window to the front elevation incorporating leaded windows with stained glass upper panels. The focal point of the room is a feature fireplace with wood surround incorporating a coal-effect living flame gas fire (display only) set upon a matching marble hearth. Cornice to ceiling, television point, radiator and fitted carpet.

From the entrance hall door to

### DINING ROOM

10'10" x 13'11"

A spacious second reception room with UPVC double glazed French doors opening onto the enclosed private rear garden. Brick inglenook-style fireplace to the chimney breast, cornice to ceiling, radiator and fitted carpet.

From the entrance hall door to

### KITCHEN

7'4" x 11'1"

This modern kitchen is fully fitted with a range of wall and base units incorporating matching work surfaces. Integrated Bosch/Neff appliances include an induction hob with extractor canopy above, fan-assisted electric oven and grill beneath, integrated dishwasher, integrated fridge and Bosch microwave. The kitchen benefits from matching splashbacks with complementary décor to the remaining walls, a UPVC double glazed window to the rear elevation, inset spotlight fittings, radiator and a UPVC double glazed rear entrance door providing direct access to the garden.

From the entrance hall door to

### BASEMENT

From the entrance hall, stairs lead down to the basement level.

### UTILITY CELLAR

Fitted with a sink unit and plumbing for an automatic washing machine. The cellar houses the gas central heating boiler, benefits from power, lighting, a UPVC double glazed window to the front elevation and radiator.

### COAL CELLAR

Providing useful storage space.

### KEEP CELLARS

Additional storage cellars providing excellent ancillary storage facilities.

From the entrance hall stairs with a fitted carpet lead to the first-floor.

### FIRST FLOOR LANDING

The landing has a radiator and a fitted carpet.

from the landing door to the

### BATHROOM

Fitted with a modern white four-piece suite comprising a freestanding bath, hand wash basin with mixer tap, low flush W/C and corner shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementary décor to the remaining walls and matching tiled floor. Leaded UPVC double glazed window to the rear elevation, inset spotlight fittings, shaver point and radiator.

from the landing door to

### BEDROOM TWO

11'1" x 13'5"

A spacious double bedroom with leaded UPVC double glazed window to the front elevation. To one side of the chimney breast are fitted wardrobes with cupboard space above. Radiator and fitted carpet.

From the landing door to

### BEDROOM THREE

13'10" x 10'11"

A generous double bedroom with leaded UPVC double glazed window to the rear elevation. To one side of the chimney breast are fitted wardrobes with cupboard space above. Wall-mounted television point, radiator and fitted carpet.

from the landing door to

### BEDROOM FOUR

6'8" x 9'4"

With leaded UPVC double glazed window to the front elevation, radiator and fitted carpet.

From the first floor landing stairs with a fitted carpet lead to

### BEDROOM ONE

18'7" max x 22'4" max

A spacious double bedroom with four Velux skylight windows providing excellent natural light and creating a bright and airy atmosphere. Doors open to useful storage cupboards, exposed brickwork to the chimney breast, inset spotlight fittings, two radiators and fitted carpet. Exposed beams add considerable character to this impressive room.

From the bedroom door opens to the

### EN-SUITE WC

Fitted with a two-piece suite incorporating a hand wash basin and low flush W/C. The en-suite is tiled around the suite with complementary décor to the remaining walls and benefits from inset spotlight fittings to the ceiling.

### GENERAL

The property is constructed of stone and is surmounted by a blue slate 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 C

### EXTERNAL

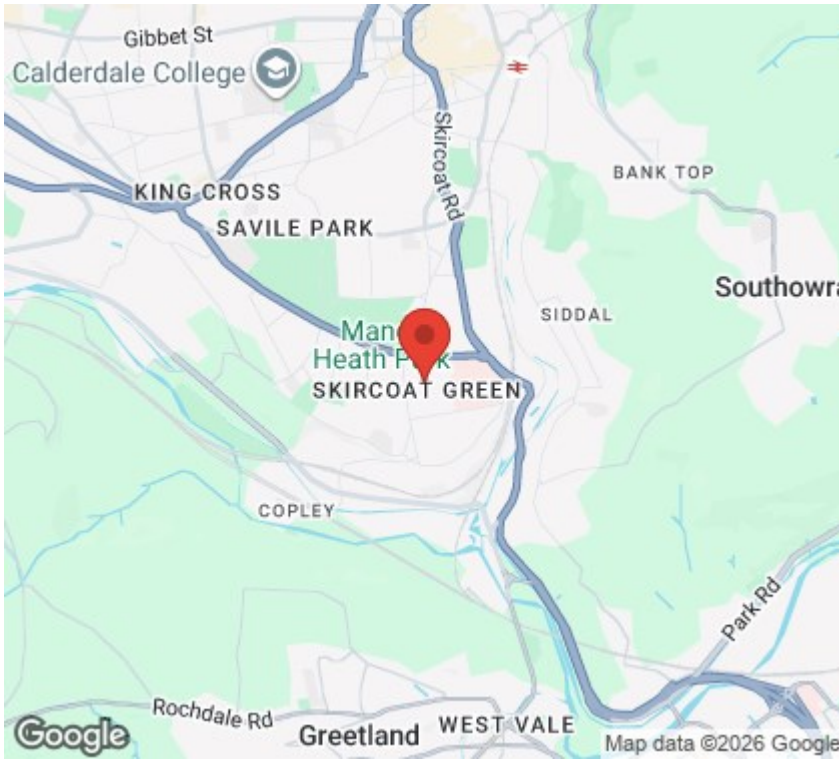
#### FRONT GARDEN

To the front of the property there is a small garden with steps leading to the front entrance door.

#### REAR GARDEN

To the rear of the property there is an enclosed private south facing garden incorporating a patio area and artificial lawn, creating an attractive and low-maintenance outdoor entertaining space.

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### Directions

SAT NAV HX3 0ND

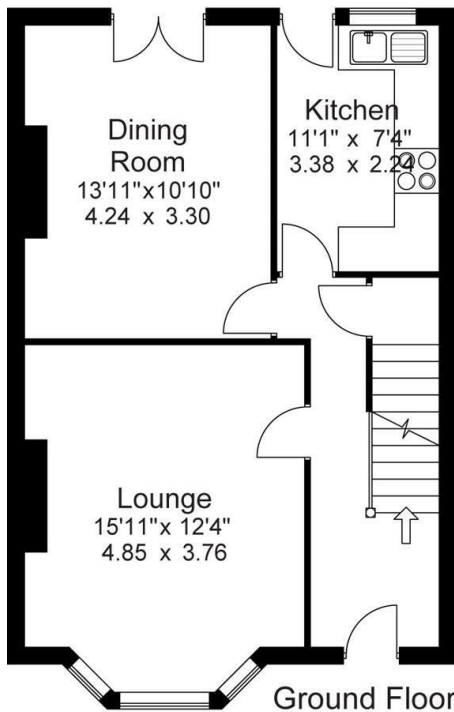
### Viewings

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

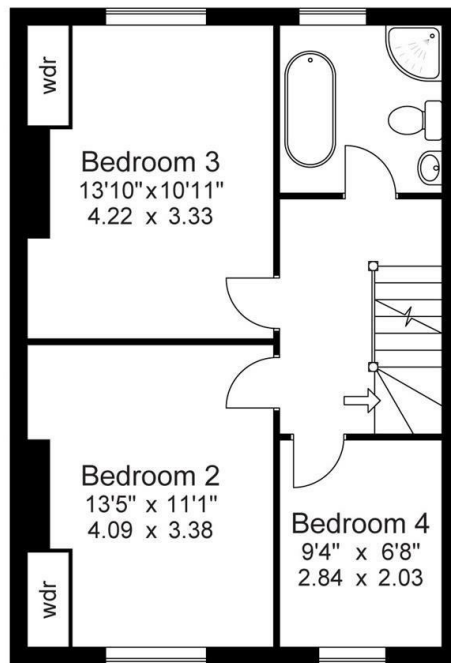
### EPC Rating:

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

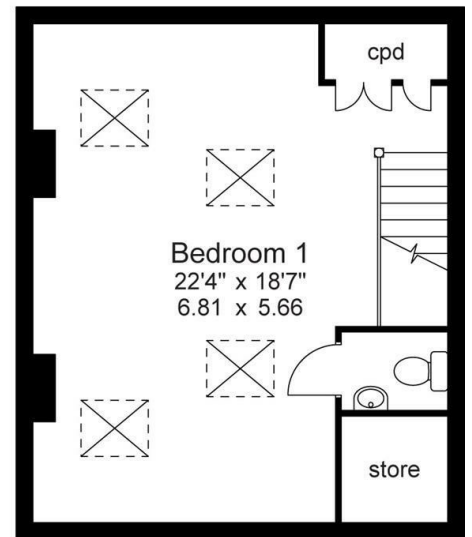
Approx Gross Floor Area = 1451 Sq. Feet  
= 134.8 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.