



27 St. Albans Avenue, Skircoat Green, Halifax, HX3 0LZ

Offers Over £425,000

- : Highly Desirable Residential Location
- : 3 Reception Rooms
- : Modern Fully Fitted German Kitchen
- : Close To Outstanding Schools
- : Easy Access To TransPennine Road & Rail Network
- : Superb Family Home
- : 4 Bedrooms (Master with en suite & Dressing Area)
- : Utility Room & Downstairs Cloakroom
- : Off Road Parking
- : Viewing Essential

27 St. Albans Avenue, Halifax HX3 0LZ

Just step inside this traditional stone-built period terraced residence and you cannot fail to be impressed by the superb four-bedroom accommodation provided by this beautifully presented family home.

The property has been completely renovated to provide a most comfortable and stylish family residence which briefly comprises an entrance hall, lounge, sitting room, downstairs cloakroom, superb open-plan breakfast kitchen with sitting and dining area, utility room, four bedrooms, (master bedroom with dressing area and en suite), and a modern family bathroom. The property has the added benefit of UPVC double glazing, gas central heating, underfloor heating to the lower ground floor area, a small garden to the front, and off road parking to the rear.

The property is situated in one of Calderdale's premier residential locations within the heart of Skircoat Green, and provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, local shops and parks, 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 such a quality property come onto the market in this desirable location and as such an early inspection is absolutely essential in order to fully appreciate this delightful home.



Council Tax Band: C



ENTRANCE HALL

Front entrance door with UPVC double glazed window above opens into the entrance hall with cornice to ceiling, polished wood flooring, show cupboard, and a modern vertical radiator.

From the entrance hall door opens to the

LOUNGE

16'8" into bay x 12'7"

Angular bay window to the front elevation incorporating UPVC double glazed sash cord effect windows. Feature fireplace incorporating a log burning stove on a matching hearth with stone mantel above and exposed brickwork to the rear. Cornice to ceiling with matching centre rose and picture rail. Glass floor light providing natural light to the lower ground floor sitting room. Three radiators to the bay window together with a modern vertical radiator, TV point, and fitted carpet.

From the entrance hall door to the

SITTING ROOM

13'10" x 13'3"

This attractive room has a feature fireplace incorporating a log burning stove on a matching hearth with stone mantel and exposed brickwork. Cornice to ceiling with matching centre rose and picture rail. UPVC double glazed sash cord style window to the rear elevation, modern vertical radiator, fitted carpet to part with a polished wood floor to the remainder.

From the sitting room door opens to the .

REAR HALL

With floor to ceiling UPVC double glazed window to the side elevation, cornice to ceiling, modern vertical radiator, and polished wood flooring.

From the rear hall door to the

DOWNSTAIRS CLOAKROOM

Modern white two-piece suite incorporating hand wash basin with mixer tap and low flush W/C. Double doors open to the boiler cupboard housing the Baxi central heating boiler. UPVC double glazed sash cord style window to the rear elevation, modern vertical radiator, and wood flooring.

From the rear hall a staircase with an exposed brick wall leads down to the

OPEN PLAN BREAKFAST KITCHEN

15'11" max narrowing to 13'1" x 13'0"

This superb kitchen is fully fitted with a German kitchen incorporating a range of modern wall and base units with matching work surfaces and a single bowl sink unit with mixer tap. Integrated dishwasher, integrated fridge, integrated combination microwave oven together with dual cook fan-assisted electric oven and grill. This superb kitchen has a centre island incorporating a breakfast bar and an induction hob. There is exposed brickwork to one wall creating an attractive period feature with complementing colour scheme to the remaining walls, modern flooring with underfloor heating. French doors open to the rear patio garden area and off road parking.

From the breakfast kitchen through to the

FAMILY SITTING & DINING AREA

14'8" x 11'2"

Open plan to the kitchen area this family sitting room and dining area has modern flooring with underfloor heating and a TV point.

From the breakfast kitchen door to the

UTILITY ROOM

6'9" x 5'9"

This modern utility room has base units with a matching work surface incorporating a single bowl sink unit with telescopic mixer tap plumbing for an automatic washing machine and power points for fridge freezer. UPVC double glazed sash cord style window to the side elevation and modern flooring with underfloor heating.

From the entrance hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet and radiator.

From the landing door to

FAMILY BATHROOM

This spacious family bathroom is fitted with a modern white three-piece suite incorporating hand wash basin in vanity unit with mixer tap, low flush W/C, and panelled bath with rainfall and handheld shower units. The bathroom is tiled around the bath and shower areas with complementing colour scheme to the remaining walls. Velux double glazed skylight window together with further UPVC double glazed sash cord style window to the side elevation, beams to ceiling, wood flooring, and a modern vertical radiator.

From the landing door to

BEDROOM THREE

13'5" x 11'0"

UPVC double glazed sash cord style window to the rear elevation. Cornice to ceiling with matching centre rose and picture rail, cast iron fireplace to the chimney breast, one radiator, and fitted carpet.

From the landing door to

BEDROOM TWO

10'7" x 13'2"

UPVC double glazed sash cord style windows with leaded and stained glass upper panels to the front elevation. Period cast iron fireplace to the chimney breast, cornice to ceiling with matching centre rose and picture rail, one radiator, and fitted carpet.

From the landing door to

BEDROOM FOUR / STUDY

9'5" x 5'9"

UPVC double glazed sash cord style window to the front elevation with leaded and stained glass upper panel. Cornice to ceiling with matching centre rose and picture rail, one radiator, and fitted carpet.

From the landing stairs with floor to ceiling window overlooking the stairs and landing lead to the

MASTER BEDROOM

This spacious master bedroom suite has six Velux double glazed skylight windows providing this room with its light and spacious aspect. Feature exposed brick chimney breast with cast iron fireplace, exposed beams to ceiling, two radiators, doors to under the eaves storage, and a fitted carpet.

From the bedroom through to the

DRESSING AREA

With exposed brickwork to the chimney breast, beams to the ceiling and a fitted carpet.

From the dressing area through to the

EN SUITE SHOWER ROOM

Modern white three-piece suite incorporating hand wash basin with mixer tap, low flush W/C, and fully tiled walk-in shower cubicle with rainfall and handheld shower units. Wood flooring, vertical radiator, and Velux double glazed skylight window.

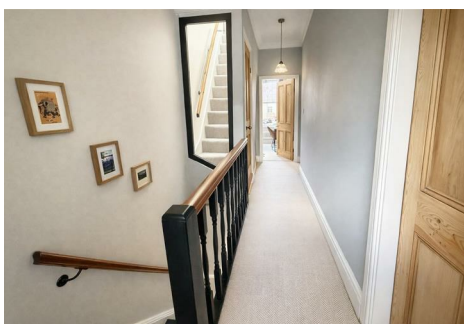
GENERAL

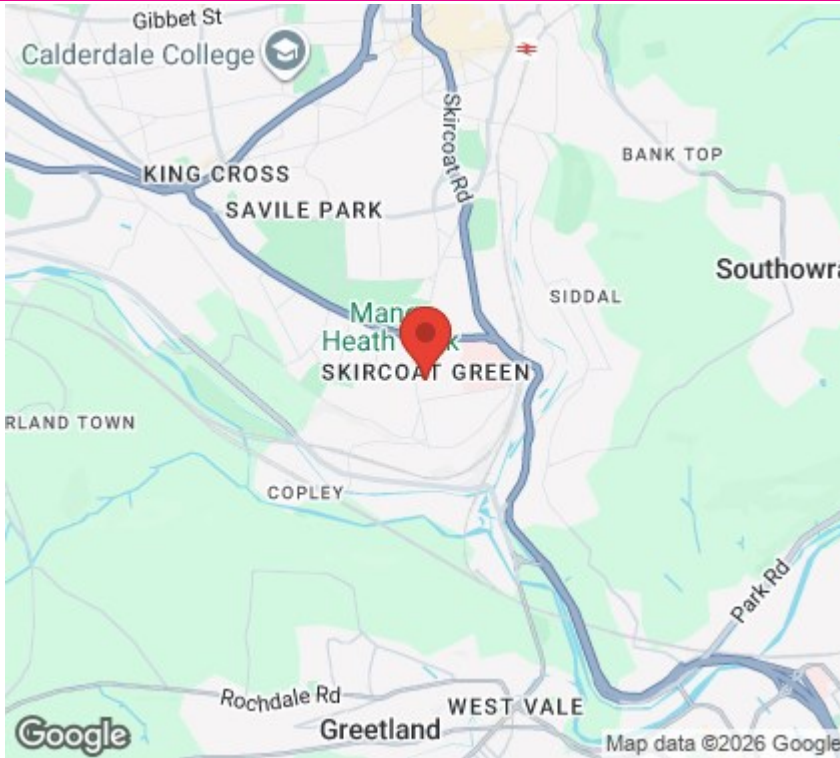
The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all main services including gas, water, and electric, together with UPVC double glazing, gas central heating, and lower ground floor underfloor heating. The property is Freehold and is in Council Tax Band C

EXTERNAL

To the front of the property there is a small walled garden with ornate path leading to the front entrance door. To the rear of the property French doors from the kitchen open onto a flagged patio garden leading to a gravelled area providing off-road parking which is secured with an electric shutter door.







Directions

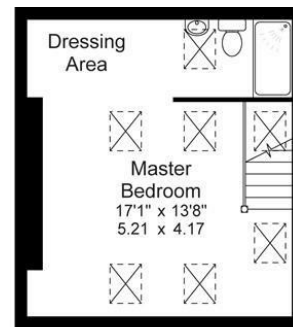
SAT NAV HX3 0LZ

Viewings

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

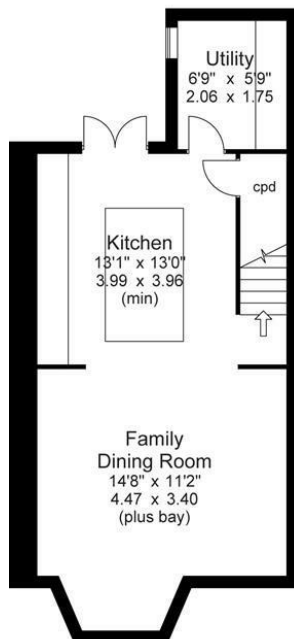
EPC Rating:

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			
England & Wales		EU Directive 2002/91/EC	

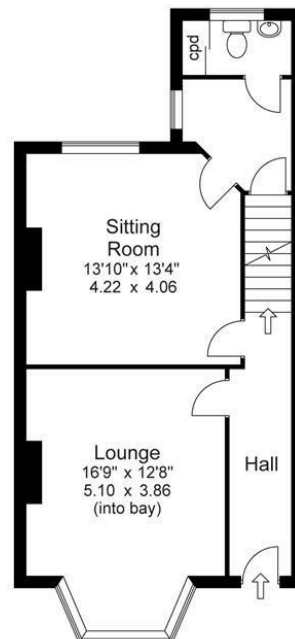


Second Floor

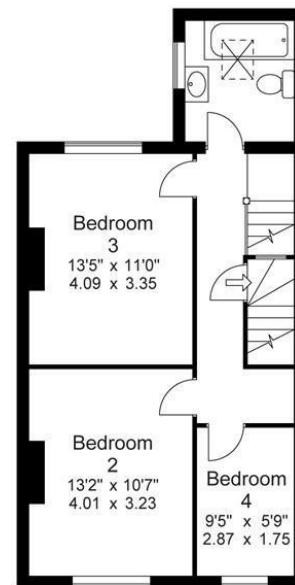
Approx Gross Floor Area = 1897 Sq. Feet
= 176.2 Sq. Metres



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.