



86 Dudwell Lane., Skircoat Green, Halifax, HX3 0SF

Offers Over £375,000

- : Highly Desirable Residential Location
- : 3 Bedrooms Plus Converted Loft Bedroom
- : Conservatory
- : South Facing Garden
- : Off Road Parking & A Garage
- : Superb Family Home
- : Spacious Open Plan Lounge & Dining Room
- : Downstairs Cloakroom
- : Close To Outstanding Schools
- : Viewing Essential

86 Dudwell Lane., Halifax HX3 0SF

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this superior four-bedroomed semi-detached residence providing ideal family accommodation.

The property offers spacious and well-presented living accommodation, briefly comprising an entrance hall, downstairs cloakroom, spacious lounge with dining area, conservatory, and a modern fitted breakfast kitchen. To the first floor are three bedrooms and a spacious bathroom, with a further loft bedroom to the second floor. The property also benefits from gardens to both the front and rear, off-road parking for numerous vehicles, a garage, 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, 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 one of these superior semi-detached properties in this highly desirable residential location and, as such, an early inspection to view is strongly recommended.



Council Tax Band: D



ENTRANCE HALL

A UPVC double glazed front entrance door with matching windows to the side and above opens into a spacious entrance hall with one double radiator and fitted carpet.

From the entrance hall door opens to the

DOWNSTAIRS CLOAKROOM

With a modern white two-piece suite incorporating wash basin with mixer tap and low flush WC. UPVC double glazed window to the side elevation, radiator, and fitted shelving providing useful storage facilities.

From the entrance hall door opens to the

LOUNGE WITH DINING AREA

22'7" x 12'10"

A spacious through room with a large UPVC double glazed window to the front elevation and inset log-effect living flame fire to the chimney breast with feature tiling. Built-in cupboards to either side provide useful storage and display facilities. Wall-mounted TV point, cornice to ceiling, and two double radiators.

A uPVC double glazed sliding patio door leads through to the

CONSERVATORY

9'3" x 9'6"

With UPVC double glazed windows to three elevations and French doors opening onto the raised decked area. The conservatory enjoys an attractive outlook over the south-facing rear garden and has a tiled flooring and modern radiator.

From the entrance hall door opens to the

BREAKFAST KITCHEN

18'9" narrowing to 13'6" x 9'7"

Being fitted with a range of modern white wall and base units

incorporating matching work surfaces with a stainless steel 1 bowl sink unit and mixer tap. Appliances include a gas cooker with extractor in stainless steel canopy above, together with plumbing for an automatic washing machine and dishwasher. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls, inset spotlight fittings, and UPVC double glazed windows to the rear and side elevations providing a light and spacious aspect. A UPVC double glazed rear entrance door leads out to the south facing garden, and there is one double radiator.

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

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, one double radiator, fitted carpet.

From the landing door opens to

BEDROOM THREE

10'3" x 9'7" narrowing to 6'2"

Currently used as a study, with a UPVC double glazed window to the front elevation, fitted shelving and workstation, one double radiator, and fitted carpet.

From the landing door opens to

BEDROOM TWO

12'11" x 10'5"

A double bedroom with a UPVC double glazed window to the front elevation, one double radiator, and fitted carpet.

From the landing door opens to

BEDROOM ONE

12'11" x 11'10"

A double bedroom with a UPVC double glazed window to the

rear elevation enjoying far-reaching views, one double radiator, and fitted carpet.

From the landing door opens to the

BATHROOM

9'7" x 9'5"

A spacious bathroom fitted with a modern four-piece suite incorporating wash basin in vanity unit, low flush W/C, stand alone roll-top Victorian-style claw-foot bath with mixer shower tap, and a walk-in shower cubicle with rainfall and handheld shower units. The bathroom is partially tiled with a complementary colour scheme to the remaining walls, built-in cupboards to one side of the chimney breast, one double radiator, chrome heated towel rail, and a UPVC double glazed window to the rear elevation enjoying far-reaching views.

From the first floor landing a staircase leads to

LOFT BEDROOM FOUR

21'7" x 20'4" (max)

A spacious double bedroom with four Velux double glazed skylight windows providing a light and airy aspect, exposed beams to the ceiling, radiator, fitted carpet, and double doors to a useful storage cupboard. A further door leads to an additional store room.

GENERAL

The property is constructed of stone, is partially rendered, and is surmounted by a tiled roof. It benefits from all mains 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.

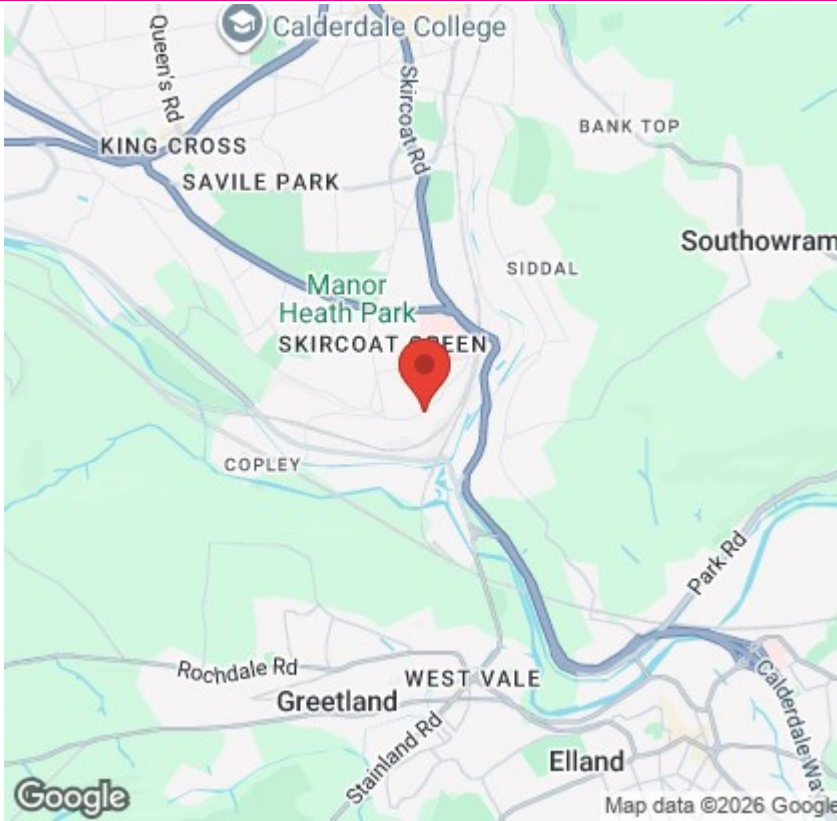
EXTERNAL

To the front of the property there is a block-paved area providing off-road parking for numerous vehicles, together with an electric vehicle charging point. A shared driveway to the side leads to a detached garage with an up-and-over door. There is a door providing access to a store room.

To the rear there is a large south-facing garden incorporating a raised decked area with steps leading down to a lawned garden with mature plants, shrubs, and trees.







Directions
SAT NAV HX3 OSF

Viewings

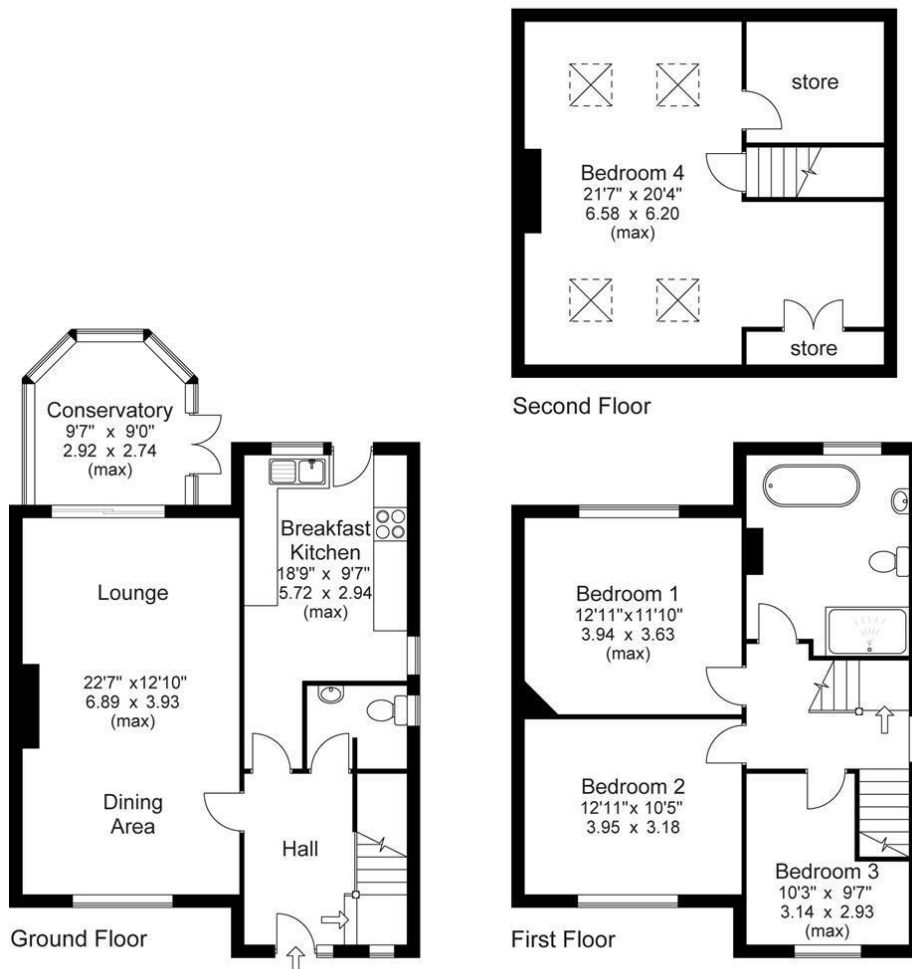
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1695 Sq. Feet
= 157.4 Sq. Metres



For illustrative purposes only. Not to scale.