Property@Kemp&Co

30 Heath Crescent Free School Lane, Halifax, HX1 2PW

Offers Over £425,000

- Desirable & Convenient Residential Location
- Spacious & Attractive Family Accommodation
- 5 Bedrooms and 2 Bathrooms
- Integral Garage
- Realistically Priced
- Superb Period Family Home
- 3 Reception Rooms
- Modern Kitchen & Utility Room
- Easy Access To Halifax Town Centre & M62
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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Situated in this highly desirable and much sought-after residential location lies this spacious period terraced residence, providing attractive five-bedroomed family accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which has a wealth of quality fixtures and fittings and has retained many period features.

The property briefly comprises an entrance hall, three reception rooms, modern fitted kitchen, integral garage, utility room, five bedrooms, two bathrooms, gardens to the front, 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 and local shops, 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.

The property is being offered for sale at this realistic asking price and, as such, an early inspection to view in order to avoid disappointment is strongly recommended.

5 2 3

Council Tax Band: E

ENTRANCE HALL
Period stained glass entrance door with leaded panel above opens into the spacious entrance hall with cornice to ceiling, one radiator and a spindle staircase leading to the first floor accommodation.

From the entrance hall, a door opens into the:

LOUNGE
19'8" into bay window x 14'10"
This spacious reception room has an angular bay window to the front elevation incorporating UPVC double glazed units and enjoying an attractive garden outlook. The central feature of this room is the delightful period fireplace incorporating a coal-effect living flame gas fire on a matching hearth. Cornice to ceiling, one TV point, one double radiator and a fitted carpet.

From the entrance hall, a door opens into the:

DINING ROOM
15'3" x 13'10"
With feature fireplace to the chimney breast incorporating tiled inset and a coal-effect living flame gas fire on a matching hearth. UPVC double glazed window to the rear elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the entrance hall, a door opens into the:

KITCHEN
11'8" x 8'8"
Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a Flavel Rangemaster 110 multi fuel cooking range with extractor above, single drainer sink unit with mixer tap, integrated dishwasher and integrated fridge. This attractive modern kitchen has matching splashbacks with a complementary colour scheme to the remaining walls and inset spotlight fittings to the ceiling. UPVC double glazed window to the rear elevation, rear entrance door and modern vertical radiator.

From the kitchen, a door opens to stairs with fitted carpet leading to the:

LOWER GROUND FLOOR HALL
With inset spotlight fittings, fitted carpet and door to under-stairs storage.

From the hall, a door opens into the:

SITTING ROOM
19'10" into bay window x 14'6"
This spacious third reception room has a feature inglenook fireplace. UPVC double glazed entrance door with window to the front opens onto the front garden. One TV point and a fitted carpet.

From the hall, a door opens into the:

INTEGRAL GARAGE
15'6" x 13'11"
With electric up-and-over door. The garage has power and light and provides excellent storage facilities.

From the hall, a door opens into the:

UTILITY ROOM
11'10" x 8'9"
With fitted wall and base units incorporating matching work surfaces with a single bowl sink unit and plumbing for an automatic washing machine. Inset spotlight fittings to the ceiling, tiled floor and UPVC double glazed window to the rear elevation. The utility room also houses the combination boiler.

From the entrance hall, a spindle staircase with fitted carpet leads to the:

LANDING
With cornice to ceiling, radiator with cover and fitted carpet.

From the landing, a door opens into the:

SPACIOUS BATHROOM
11'8" x 8'8"
With white five-piece suite incorporating pedestal wash basin, low flush WC, bidet, corner shower cubicle with rainfall and handheld shower units, and a freestanding roll-top claw-foot Victorian-style bath with external mixer tap and handheld shower unit. The bathroom has a tiled floor, inset spotlight fittings to the ceiling, heated towel rail/radiator and UPVC double glazed window to the rear elevation.

From the landing, a door opens into:

BEDROOM TWO
15'11" x 13'11"
This spacious second double bedroom has a UPVC double glazed window to the rear elevation, cornice to ceiling, one radiator and a fitted carpet.

From the landing, a door opens into:

BEDROOM ONE
19'8" into bay window x 14'11"
With an angular bay window to the front elevation incorporating UPVC double glazed units. Period fireplace to the chimney breast with tiled inset, cornice to ceiling, inset spotlight fittings, one double radiator and a fitted carpet.

From the landing, a door opens into:

BEDROOM THREE
8'9" x 7'10"
This single bedroom has a UPVC double glazed window to the front elevation, one radiator and a fitted carpet.

From the first floor landing, stairs with fitted carpet lead to the:

SECOND FLOOR LANDING
With fitted carpet.

From the landing, a door opens into:

BATHROOM TWO
With modern white three-piece suite incorporating pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is tiled around the bath and shower area with a complementing colour scheme to the remaining walls and a matching tiled floor. Velux double glazed skylight window, heated towel rail/radiator and door to useful under-eaves storage.

From the landing, a door opens into:

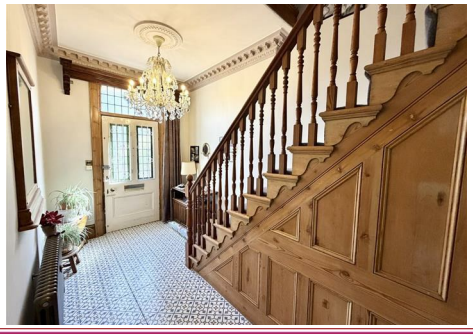
BEDROOM FOUR
15'11" maximum x 14'5"
With Velux double glazed skylight window, beams to ceiling, polished wood floor, period cast iron fireplace to the chimney breast and one double radiator.

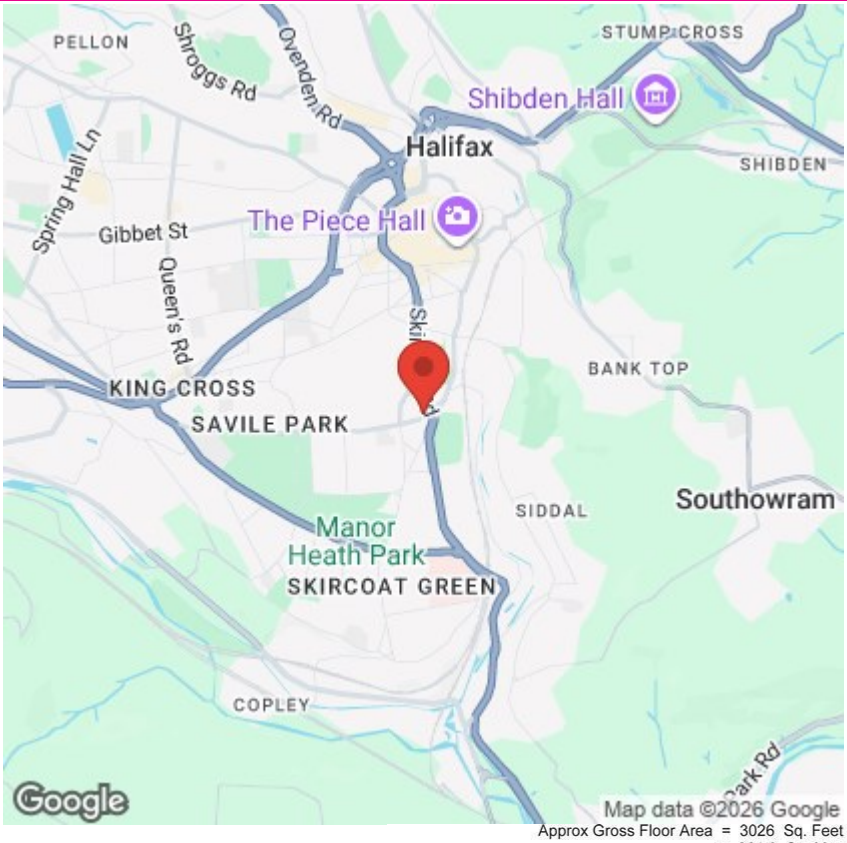
From the landing, a door opens into:

BEDROOM FIVE
13'3" x 11'10"
This fourth double bedroom has a Velux double glazed skylight window, beams to ceiling, period cast iron fireplace to the chimney breast, one radiator and a fitted carpet.

GENERAL
The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric, with the added benefit of UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band E

EXTERNAL
To the front of the property there is an attractive garden with lawn, mature plants and shrubs, flagged patio area and path leading to the steps to the front entrance door.
To the rear of the property there is a driveway leading to the integral garage and a further flagged patio area.





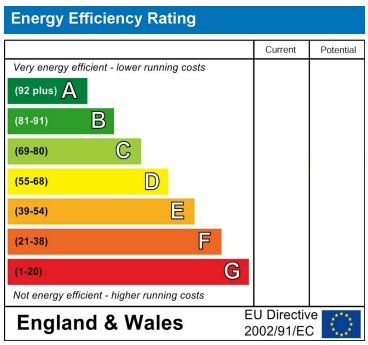
Directions

SAT NAV

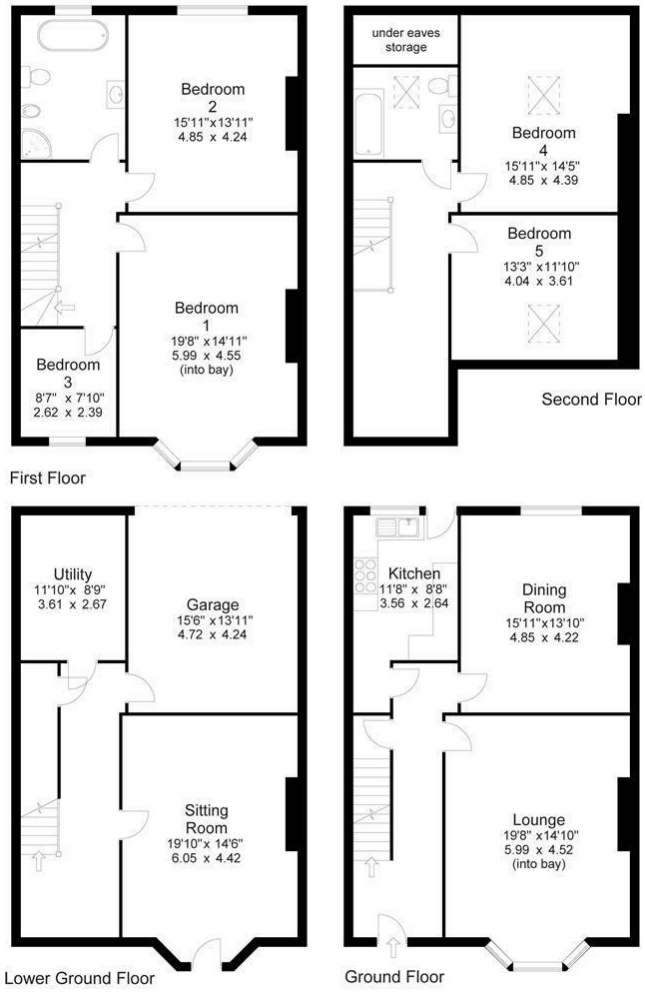
Viewings

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

EPC Rating:



Approx Gross Floor Area = 3026 Sq. Feet
= 281.2 Sq. Metres



For illustrative purposes only. Not to scale.

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