Property@Kemp&Co

27 Green Park Road, Skircoat Green, Halifax, HX3 0SN

Offers Around £370,000

- Highly Desirable Residential Location
- 4 Good Sized Bedrooms
- Downstairs Cloakroom
- Off Road Parking For 3 Vehicles
- Realistically Priced
- Extended Family Home
- Modern Open Plan Dining Kitchen
- Large South Facing Garden
- Easy Access To Outstanding Schools
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this extended semi-detached residence providing attractive four-bedroom family accommodation.

Just step inside this delightful family home and you cannot fail to be impressed by the accommodation provided, which briefly comprises an Entrance Hall, Downstairs Cloakroom, Lounge, Modern Extended Dining Kitchen, Four Bedrooms, Family Bathroom, Large South-Facing Rear Garden, Detached Garage (not accessible by car) and Off-Road Parking Facilities, Gas Central Heating and UPVC Double Glazing Throughout.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, together with 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 appointment to view is absolutely essential in order to avoid disappointment..

4 1 2 C

Council Tax Band: C

ENTRANCE HALL
A front entrance door opens into the Entrance Hall with wood flooring, one double radiator and staircase leading to the first floor.

From the entrance hall door to the

DOWNSTAIRS CLOAKROOM
With modern white two piece suite incorporating hand wash basin and low flush WC.

From the entrance hall door to the

LOUNGE
14'8" into bay x 13'11"
This attractive reception room has an angular bay window to the front elevation incorporating UPVC double glazed units, allowing plenty of natural light. The focal point of the room is the feature fireplace housing a multi-fuel stove set on a matching hearth with wall-mounted television point above. Cornice to the ceiling with matching centre rose, one double radiator and a fitted carpet.

From the entrance hall door to the

DINING KITCHEN
17'4" max reducing to 9'2" x 15'11" max reducing t
Kitchen Area

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a one and a half bowl single drainer sink unit and mixer tap, five-ring gas hob with extractor in canopy above, fan-assisted electric oven and grill, integrated fridge freezer, integrated dishwasher and an integrated washing machine.
The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. There are inset spotlight fittings to the ceiling, Velux double glazed skylight windows and a UPVC double glazed window to the rear elevation providing this room with its light and spacious aspect. A cupboard houses the Ideal combination boiler and there is one double radiator.

Dining Area
The spacious dining area has UPVC double glazed bi-folding doors opening directly onto the south-facing rear garden, creating an ideal entertaining space while flooding the room with natural light. There is an under-stairs storage cupboard providing useful storage facilities, wall-mounted television point, one double radiator, fitted shelving to one wall.

From the entrance hall door to

BEDROOM FOUR
20'0" x 6'10"
This spacious ground floor double bedroom has UPVC double glazed windows to both the front and rear elevations together with two Velux double glazed skylight windows, allowing an abundance of natural light. There are inset spotlight fittings to the ceiling, a modern vertical radiator and fitted carpet.

From the entrance hall stairs with a fitted carpet lead to the

FIRST FLOOR LANDING
A staircase with fitted carpet leads to a half landing. Turning left, a further staircase leads to the main landing giving access to Bedrooms One and Two together with the Family Bathroom. From the half landing, a separate staircase leads to Bedroom Three.

From the Landing door opens to

BEDROOM ONE
13'10" x 12'4"
A spacious principal bedroom with an angular bay window to the front elevation incorporating UPVC double glazed units. Sliding wardrobes extend across one wall providing excellent wardrobe facilities. One double radiator and fitted carpet.

From the landing door to

BEDROOM TWO
10'1" x 9'6"
With a UPVC double glazed window to the rear elevation overlooking the attractive rear garden. Built-in wardrobes with fitted drawers provide excellent storage facilities. Cornice to the ceiling, one double radiator and fitted carpet. Access is provided via a loft ladder to a spacious loft offering further storage facilities.

from the landing door to

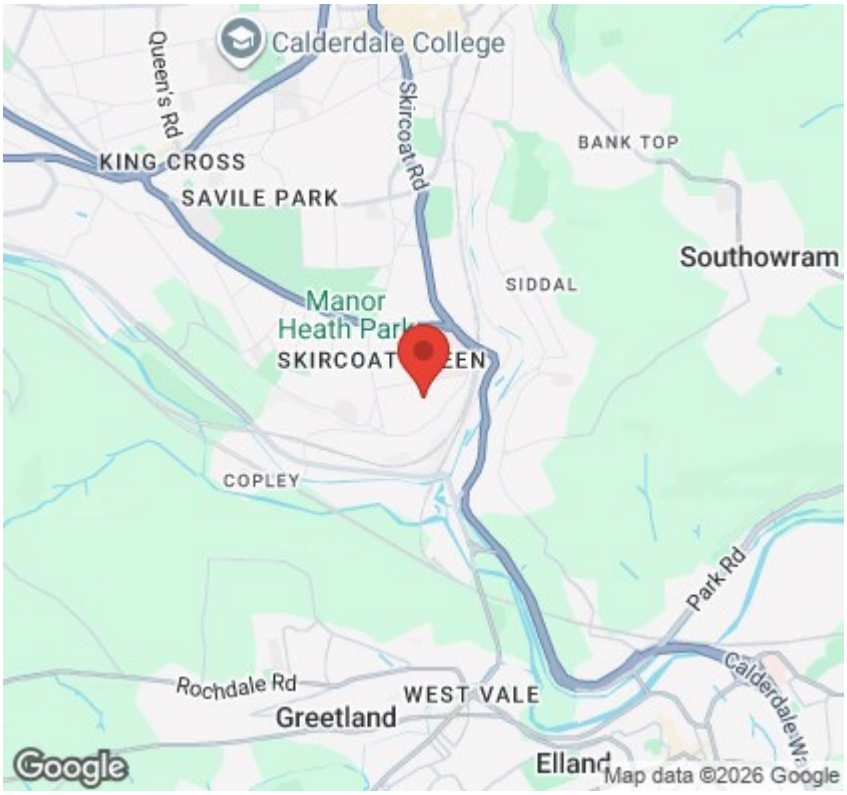
FAMILY BATHROOM
Fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush WC and panelled bath with rainfall shower unit. The bathroom is fully tiled with a matching tiled floor, UPVC double glazed window to the side elevation and a chrome heated towel rail/radiator.

From the half landing stairs lead to

BEDROOM THREE
11'6" x 8'0"
With a UPVC double glazed dormer window to the rear elevation enjoying attractive views over the spacious rear garden. One double radiator and fitted carpet.

GENERAL
The property is constructed of brick and surmounted by a tiled roof. It has the benefit of 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 C.

EXTERNAL
To the front of the property there is a resin driveway providing off-road parking for two/three vehicles To the rear of the property there is a large south-facing enclosed garden incorporating flagged patio seating areas, a lawn, and mature planted borders and a garden shed. There is also a detached brick-built garage with a UPVC double glazed entrance door and a further UPVC double glazed window to the rear elevation. The garage has power and lighting, provides excellent storage facilities and currently houses the tumble dryer and is used as a gym.



Directions

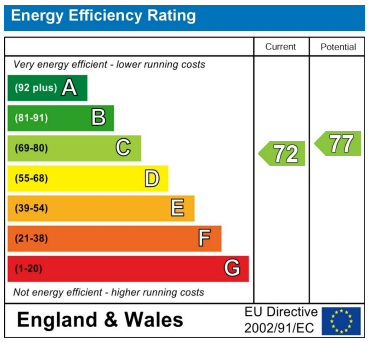
SAT NAV HX3 0SN

Viewings

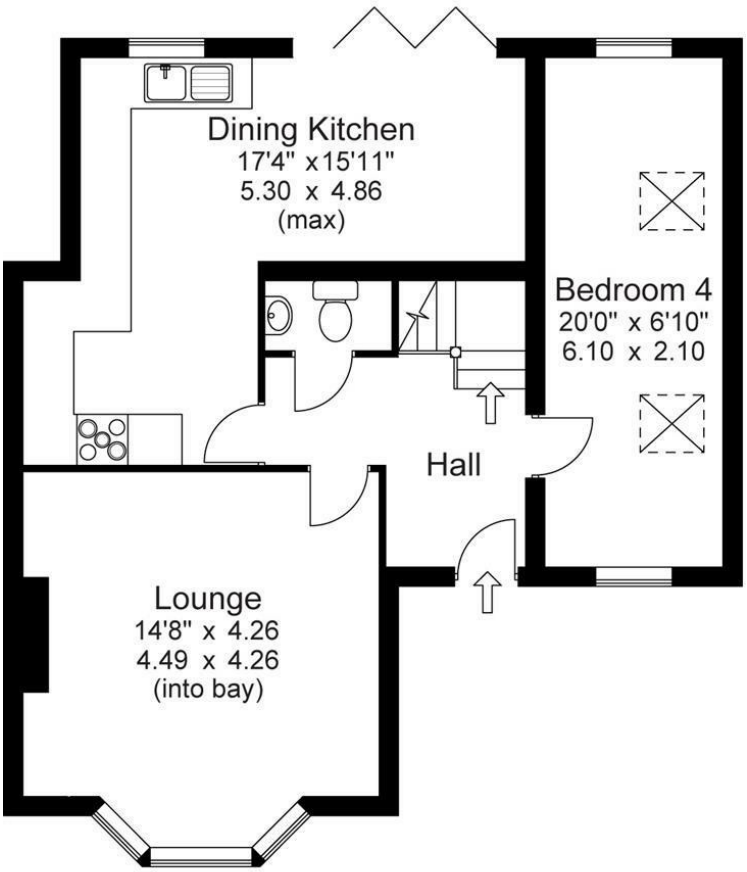
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

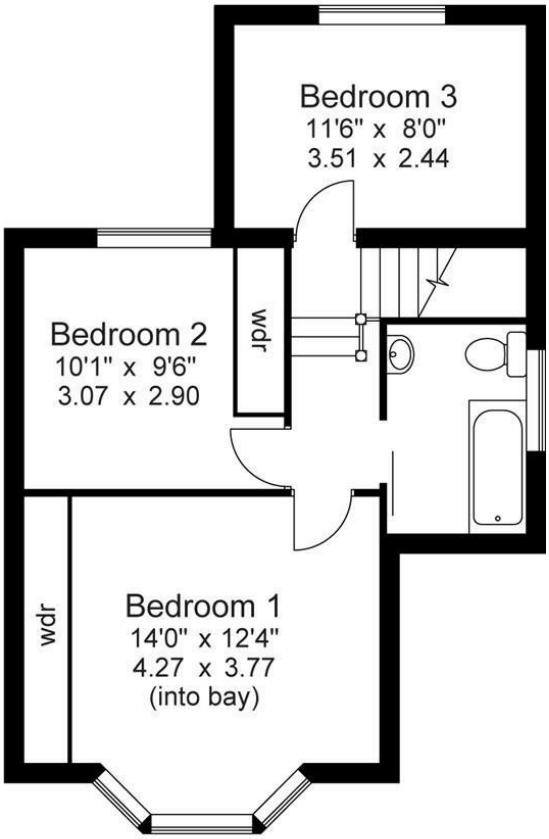
C



Approx Gross Floor Area = 1129 Sq. Feet
= 104.9 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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