



85 Green Park Road, Skircoat Green, Halifax, HX3 OSW

Offers Over £230,000

- : Highly Desirable Location
- : 2 Reception Rooms
- : Gardens To Front & Rear
- : Requires Complete Renovation
- : Realistically Priced
- : 1930's Semi Detached Residence
- : uPVC Double Glazing
- : Garage
- : Close To Outstanding Schools
- : Excellent Potential

85 Green Park Road, Halifax HX3 OSW

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this three bedroomed semi-detached period residence providing family accommodation. Although the property requires modernising, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the potential this property provides. This family home briefly comprises an entrance hall, two reception rooms, kitchen, three bedrooms, bathroom, separate toilet, gardens to front and rear, drive and garage and uPVC double glazing. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to 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 in order to encourage a prompt sale and an early appointment to view is strongly recommended.



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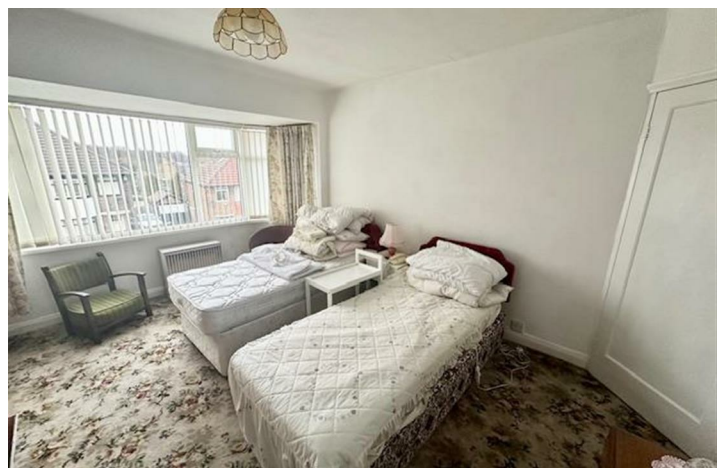
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Council Tax Band: C



ENTRANCE HALL

With uPVC double glazed diamond shape window to the side elevation, electric storage heater, fitted carpet.

From the Entrance Hall a door opens into the

LOUNGE

11'11" x 14'4"

With bay window to the front elevation incorporating uPVC double glazed units, tiled fireplace to the chimney breast with matching hearth, electric storage heater and a fitted carpet.

From the Entrance Hall a door opens into the

DINING ROOM

10'11" x 12'0"

With uPVC double glazed windows to the rear elevation and a door opening onto the south facing rear garden, period tiled fireplace to the chimney breast incorporating tiled mantle and hearth, cornice to ceiling, electric storage heater and a fitted carpet.

From the Entrance Hall a door opens to the

KITCHEN

6'7" x 8'11"

With fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring electric hob with electric oven beneath and extractor above. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls uPVC double glazed windows to the rear and side elevations, door to pantry with fitted shelves providing useful storage facilities, uPVC double glazed side entrance door.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, access to loft, and a fitted carpet.

From the Landing a door opens to the

SEPERATE TOILET

With white low flush WC, uPVC double glazed window to the side elevation, fully tiled.

From the Landing a door opens to

BATHROOM

With two piece Damask coloured suite comprising pedestal wash basin and panelled bath. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation. Door to cylinder cupboard and electric towel heater.

From the Landing a door opens to

BEDROOM TWO

12'1" x 10'0"

This second double bedroom has a uPVC double glazed window to the rear elevation and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

12'0" x 14'10"

This spacious double bedroom has a bay window to the front elevation incorporating uPVC double glazed units, electric storage heater and a fitted carpet.

BEDROOM THREE

6'8" x 5'7"

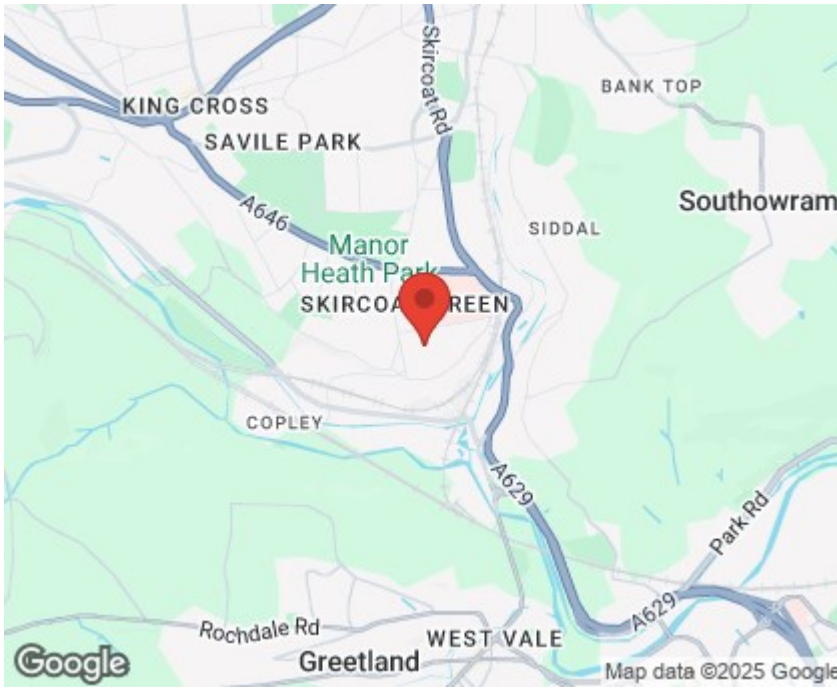
This single bedroom has a uPVC double glazed window to the front elevation.

GENERAL

The property is constructed of brick and is surmounted with a tiled roof. It has the benefit of mains water and electric with the added benefit of uPVC double glazing. The property is freehold and is in council tax band C

EXTERNAL

To the front of the property there is a lawned garden and drive which continues to the side of the property and leads to the detached garage. To the rear of the property there is a south facing lawned garden.



Directions

SAT NAV HX3 OSW

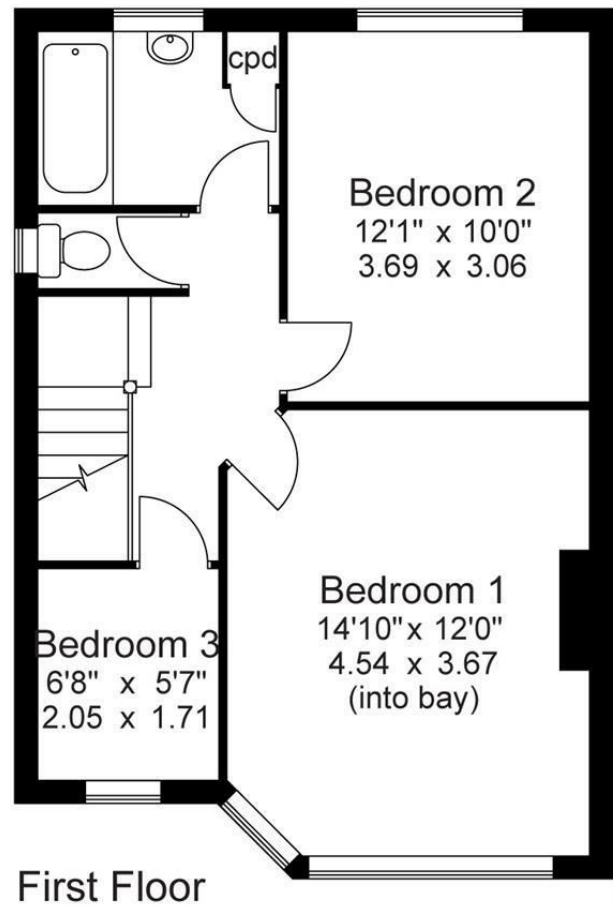
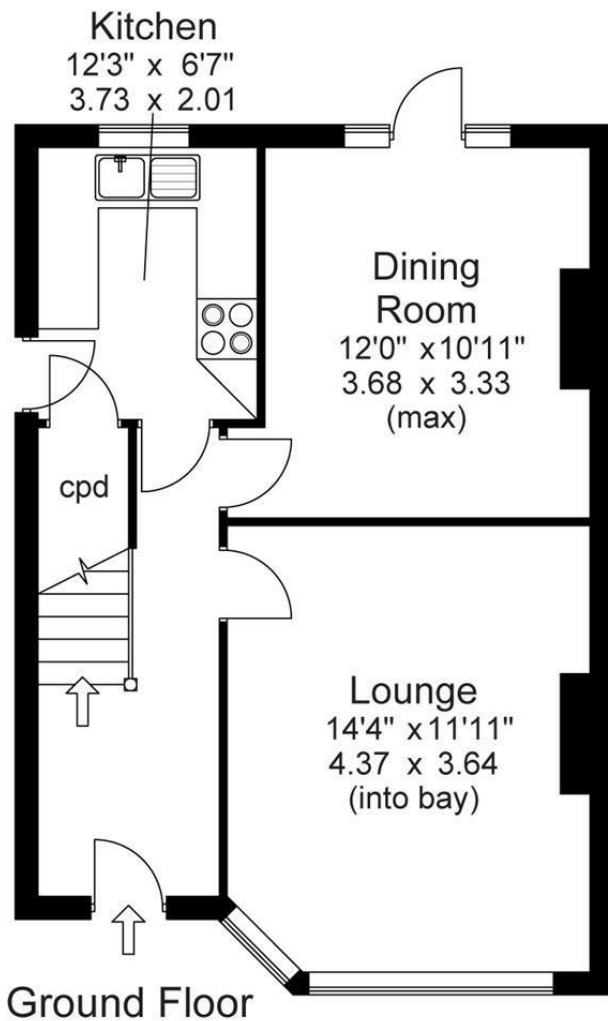
Viewings

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	

Approx Gross Floor Area = 957 Sq. Feet
= 88.9 Sq. Metres



For illustrative purposes only. Not to scale.