



Heathside, 1 Clifton Road, Skircoat Green, Halifax, HX3 0BT

Offers Over £650,000

- : Highly Desirable Residential Location
- : Generous Wrap Around Gardens To Three Sides
- : Integral Double Garage, 2 Utility Rooms & Downstairs Cloakroom
- : Close To Outstanding Schools
- : Realistically Priced
- : Delightful Individually Designed Detached Family Home
- : 2 Reception Rooms, 5 Bedrooms, 3 Bathrooms,
- : Easy Access to the Trans Pennine Road & Rail Network
- : Detailed Planning Permission for development if required
- : Viewing essential



# 1 Clifton Road, Halifax HX3 0BT

Nestled in the desirable area of Skircoat Green, Halifax, this impressive detached house on Clifton Road offers a perfect blend of space, comfort, and modern living. With five bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The house boasts two inviting reception rooms, and a spacious conservatory, providing ample space for relaxation and entertainment. Whether you prefer a quiet evening in or lively gatherings with friends and family, these versatile living areas cater to all occasions.

With three well-appointed bathrooms, morning routines and family life are made effortless, ensuring convenience for everyone in the household.

Outside, the property features ample parking, a valuable asset in this sought-after location, an integral double garage and wrap around gardens to three sides. The surrounding area is known for its charming community spirit, outstanding schools, and proximity to local amenities, making it an excellent choice for those looking to settle in a vibrant neighbourhood.

This delightful home on Clifton Road is not just a property; it is a place where memories can be made. With its attractive layout and prime location, it presents a wonderful opportunity for anyone looking to embrace a comfortable and stylish lifestyle in Halifax.



Council Tax Band: E



### ENTRANCE PORCH

With panel door opening into the

### ENTRANCE HALL

This spacious Entrance Hall has Pergo flooring, one double radiator with shelf above, window to the front elevation and one telephone point. Door to under stairs cupboard providing useful storage facilities.

From the Entrance Hall a door opens into

### DOWNSTAIRS CLOAKROOM

With modern two-piece suite comprising hand wash basin and low flush W.C. The downstairs cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. There is a uPVC double glazed window to the front elevation, chrome heated towel rail/radiator and Pergo flooring.

From the Entrance Hall a glass panel door opens into the

### SPACIOUS LOUNGE

21'7" x 12'2"

This delightful spacious room has uPVC double glazed windows to the side and rear elevations providing this room with its light and spacious aspect. Feature modern fireplace to the chimney breast incorporating pebble effect living flame gas fire with marble surround and hearth. Inset eyeball spotlight fittings to the ceiling, Pergo flooring, two double radiators, and one telephone point.

From the Lounge a uPVC double glazed sliding patio door opens into the

### CONSERVATORY

14'0" x 11'1"

With uPVC double glazed windows to three elevations taking full advantage of the attractive garden outlook this property enjoys. There are uPVC double glazed French doors opening onto the side elevation, a tiled floor exposed stone-work and one double radiator.

From the Lounge double glass panelled doors open into the

### DINING ROOM

10'9" x 9'8"

With uPVC double glazed French doors opening onto the rear flagged patio, further uPVC double glazed windows to the side elevation, two single radiators and Pergo flooring.

From the Entrance Hall a door opens into the

### STUDY/BEDROOM 5

10'0" x 9'3"

With a uPVC double glazed window to the front elevation enjoying an attractive garden outlook. One double radiator, one TV point, one telephone point and a laminate wood floor.

From the Entrance Hall a door opens into the

### MODERN FULLY FITTED BREAKFAST KITCHEN

13'8" x 10'0"

This attractive modern kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with single bowl sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above with fan assisted electric oven and grill, integrated microwave, integrated dishwasher, and a breakfast bar. This attractive kitchen has matching splashbacks around the work surfaces with complementing colour scheme to the remaining walls and Pergo flooring. There is a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, and one double radiator.

From the Kitchen a door opens into the

### UTILITY ROOM ONE

With plumbing for an automatic washing machine, white enamel sink unit, fitted base units with matching work surface, a tiled floor and one double radiator. There is a uPVC double glazed rear entrance door and uPVC double glazed window to the rear elevation.

From the Utility Room a door through to the

### UTILITY ROOM TWO

With uPVC double glazed rear entrance door, tiled floor and double radiator.

From Utility Room 2 a door opens to the

### INTEGRAL DOUBLE GARAGE

17'8" x 16'6"

With electric up and over door, uPVC double glazed window to the side elevation. Power, light, and water.

From the Entrance Hall a spindle staircase leads to the

### LANDING

With fitted carpet and two double radiators.

From the Landing a door opens into

### BEDROOM TWO

13'3" x 12'11"

With uPVC double glazed window to the side elevation. Sliding mirrored doors to one wall open to excellent wardrobe facilities. Two double radiators, one telephone point and a fitted carpet.

From the Bedroom a door opens to the

### EN SUITE SHOWER ROOM

With white three-piece suite comprising a hand wash basin in vanity unit, low flush W.C. and fully tiled shower cubicle with rainfall and handheld shower units. The en suite is fully tiled including a matching floor and has a uPVC double glazed window to the rear elevation. Chrome heated towel rail/radiator, inset spotlight fittings to the ceiling and an extractor fan.

From the Landing a door opens into



#### BEDROOM FOUR

11'6" x 6'3"

With uPVC double glazed window to the front elevation. Double doors open to built-in cupboard, with further doors to built-in cupboards providing useful storage facilities. One double radiator, access to loft and fitted carpet.

From the Landing a door opens into

#### BEDROOM THREE

11'3" x 10'0"

With uPVC double glazed window to the front elevation, a laminate wood floor, and one double radiator.

From the Landing a door opens to the

#### MASTER BEDROOM

20'6" x 16'0"

With uPVC double glazed windows to the front and rear elevations providing this room with its light and spacious aspect. Laminate wood floor, two double radiators, and one telephone point.

From the Bedroom a door opens to the

#### EN SUITE SHOWER ROOM

With three-piece suite comprising glazed hand basin on vanity unit, low flush W/C and shower cubicle with rainfall and handheld shower units. Vertical contemporary radiator with towel rail. This attractive en suite is partially tiled with complementing colour scheme to the remaining walls and a matching tiled floor. There is a uPVC double glazed window to the rear elevation.

From the Landing a door opens into the

#### BATHROOM

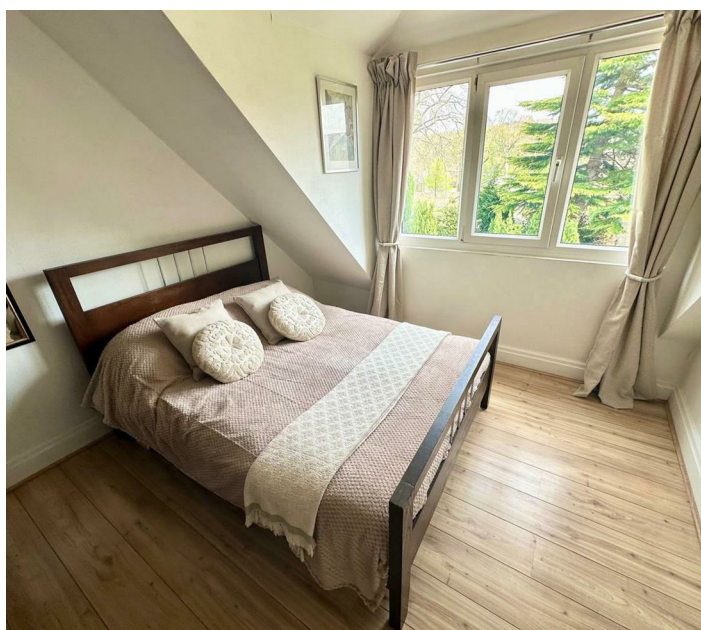
With modern white three-piece suite comprising hand wash basin in vanity unit, low flush W/C and panelled bath with shower unit. The bathroom is fully tiled including a matching tiled floor and has two uPVC double glazed windows to the rear elevation. Chrome heated towel rail/radiator.

#### GENERAL

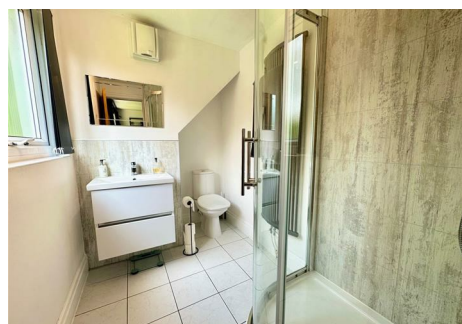
The property is constructed of stone and brick and is surmounted with a tiled roof. It has the benefit of all mains services gas, water and electric with the added benefit of gas central heating and uPVC double glazing. The property has the benefit of detailed planning permission for the present property to be demolished and 4 superior and spacious town houses to be built. Full details can be seen on Calderdale Councils website or on request. The property is Freehold and is in Council Tax Band E

#### EXTERNAL

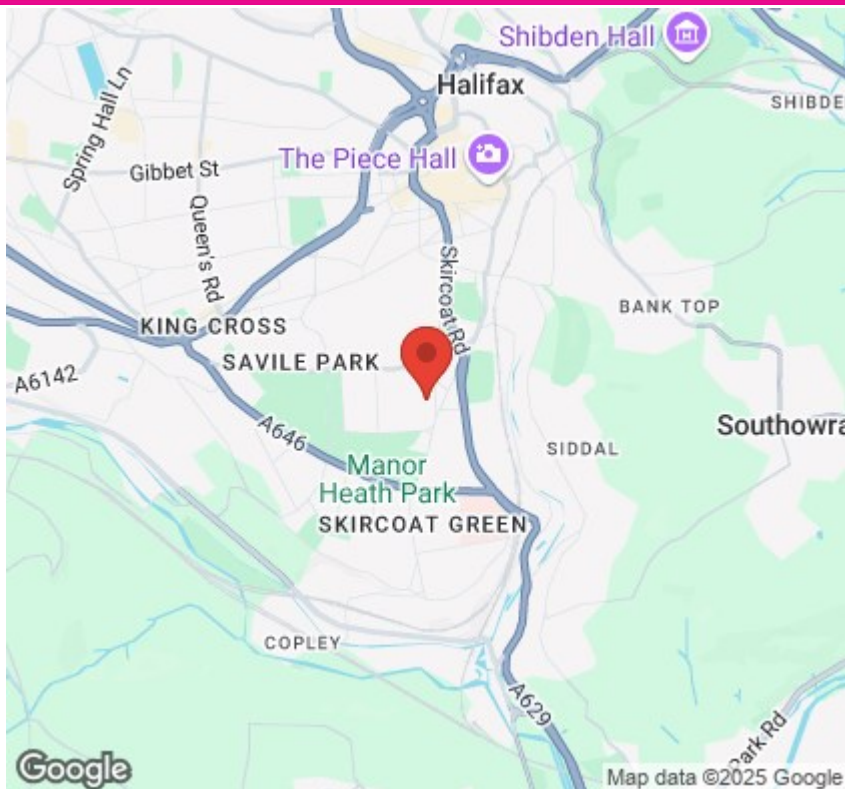
This delightful property is set in mature landscaped wrap around gardens to three sides. To the front of the property there is a tarmac drive leading to the Integral Double Garage and providing parking for several vehicles. To either side of the drive there are mature trees and shrubs and a flagged path leading to the front entrance door. There is a flagged patio area surrounding the Conservatory with a lawn and mature trees and shrubs. The path and lawn continue around the side of the property where there is a greenhouse. To the rear of the property there is a further children friendly lawned garden with mature trees and shrubs a stone balustrade patio area and a south-facing flagged patio which leads via French Doors to the Dining Room.











## Directions

SAT NAV HX3 OBT

## Viewings

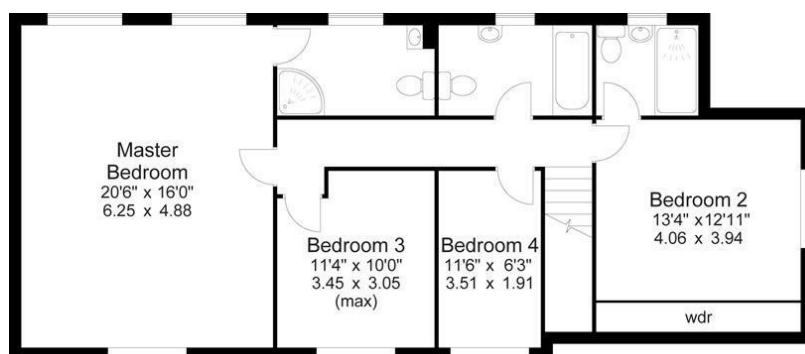
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

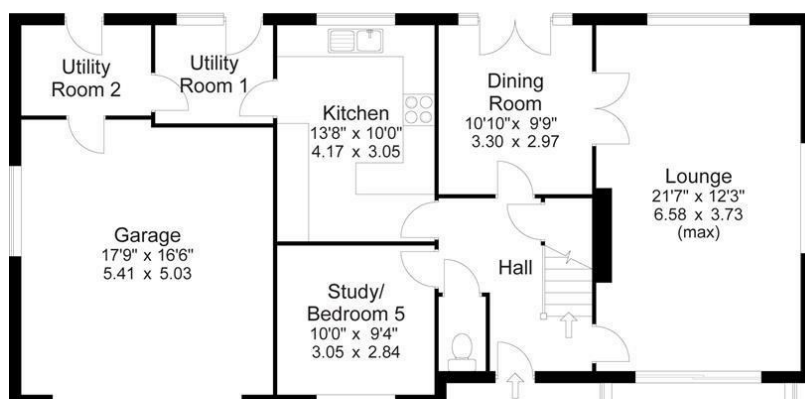
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### Energy Efficiency Rating

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



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Conservatory  
14'0" x 11'0"  
4.27 x 3.37  
(max)