



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

Offers Over £280,000

- : Highly Desirable Residential Location
- : 3 Bedrooms
- : Gardens To Front And Rear
- : Private Driveway
- : Realistically Priced
- : Semi - Detached Family Home
- : 2 Reception Rooms
- : Open Plan Kitching Dining Area
- : Close To Outstanding Schools
- : Viewing Essential

71 Green Park Road, Halifax HX3 0SN

Nestled in the charming area of Green Park Road, this delightful family home presents an excellent opportunity for those seeking a comfortable and inviting property. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly community.

As you approach the house, you will be greeted by its attractive exterior, which reflects the character of the neighbourhood. Inside, the layout is thoughtfully designed to maximise space and functionality. The living areas are bright and airy, providing a perfect setting for relaxation or entertaining guests.

The kitchen is well-equipped, offering ample storage and workspace for culinary enthusiasts. It seamlessly connects to the dining area, making mealtimes easier. The property benefits from 3 bedrooms, ensuring a peaceful retreat at the end of the day.

The outdoor space is equally appealing, with a garden that offers a private sanctuary for outdoor activities or simply enjoying the fresh air. This property is conveniently located near local amenities, outstanding schools, and parks, making it an ideal choice for families and professionals alike.



Council Tax Band: C



ENTRANCE HALL

Front entrance door opening into the entrance hall with laminate wood flooring, decorative mint-coloured walls, one double radiator, uPVC double glazed window to the side elevation, ceiling light point and staircase with fitted beige carpet and cream balustrade leading to the first floor. From the entrance hall door to the

LOUNGE

11'10" x 14'11"

A well-proportioned reception room with uPVC double glazed bay window to the front elevation overlooking the pleasant front garden and cul-de-sac. Featuring a beige fitted carpet, cream dūcor, electric fire, double radiator, ceiling light fitting, patterned curtains and fitted blinds. From entrance hall door to the

DINING BREAKFAST KITCHEN

16'7" x 11'11"

A spacious open-plan dining kitchen fitted with laminate wood flooring throughout. The kitchen comprises a range of fitted wall and base units incorporating complementary work surfaces, a Bosch electric oven, Lamona gas hob with extractor canopy above, plumbing for an automatic washing machine, space for a fridge understairs. A uPVC double glazed window overlooks the rear garden and a side entrance door provides access to the side and rear of the property. The dining area provides ample space for a family dining table and features an electric fire, fitted storage units including drawers and glazed display cabinets, ceiling spotlights and a pleasant outlook over the rear garden.

From the dining kitchen door to the

DOWNSTAIRS CLOAKROOM

Fitted with a low flush WC.

From the entrance hall stairs lead to the

FIRST FLOOR LANDING

With fitted beige carpet, mint-coloured dūcor, side uPVC double glazed window, ceiling light point and access to all first floor accommodation.

From the landing door opens to the

BEDROOM ONE

11'9" x 14'10"

A spacious principal bedroom with uPVC double glazed bay window to the front elevation overlooking the front garden and cul-de-sac. Featuring plum-coloured fitted carpet, white dūcor with feature wallpaper to one wall, matching curtains, double radiator and ample space for freestanding wardrobes.

From the landing door opens into the

BEDROOM TWO

9'10" x 12'0"

A generous double bedroom with uPVC double glazed window overlooking the rear garden. Fitted with matching carpet, white dūcor, LED ceiling spotlights, double radiator, aluminium curtain pole and sand-coloured curtains. The room offers ample space for a double bed and wardrobes.

From the landing door opens to the

BEDROOM THREE

A good-sized single bedroom fitted with brown carpet, magnolia dūcor, uPVC double glazed window to the front elevation, double radiator, aluminium curtain pole with linen curtains, ventilation vent and ceiling spotlight fitting. The room provides ample space for a single bed and bedroom furniture.

From the landing door opens to the

SEPARATE WC

Fitted with a low flush WC, uPVC double glazed window to the side elevation and ceiling light point.

From the landing door opens to the

BATHROOM

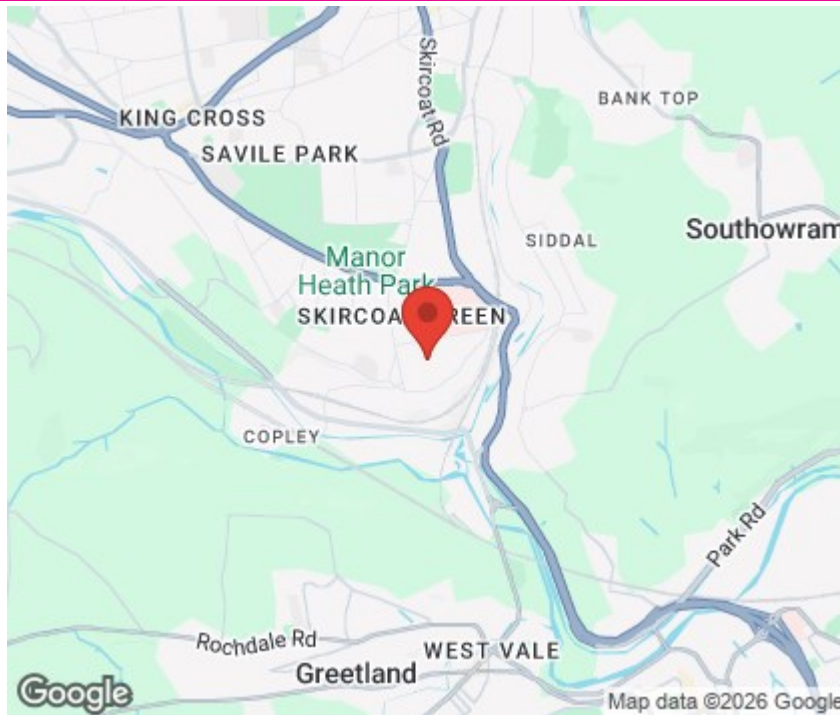
Fitted with a walk-in shower enclosure, vanity wash hand basin with storage cupboards beneath, laminate flooring, fully tiled walls, heated towel rail, cupboard housing the combi boiler, ceiling light point and uPVC double glazed window to the rear elevation.

GENERAL

The property benefits from uPVC double glazing and mains gas central heating served by a combi boiler. All mains services are connected and the property has the benefit of fibre broadband. The property is Freehold and is in Council Tax Band C

EXTERNAL

To the front of the property is a spacious driveway providing off-road parking for two to three vehicles together with a lawned garden, mature shrubs and pleasant views over the cul-de-sac. To the rear is an enclosed flagged garden with mature hedges and shrubbery creating a private and tranquil setting. There is a useful garden shed providing additional storage together with handrails for easy access. A flagged pathway to the side of the property, bordered by mature plants and shrubs, provides convenient access between the front and rear gardens.



Directions

SAT NAV HX3 OSN

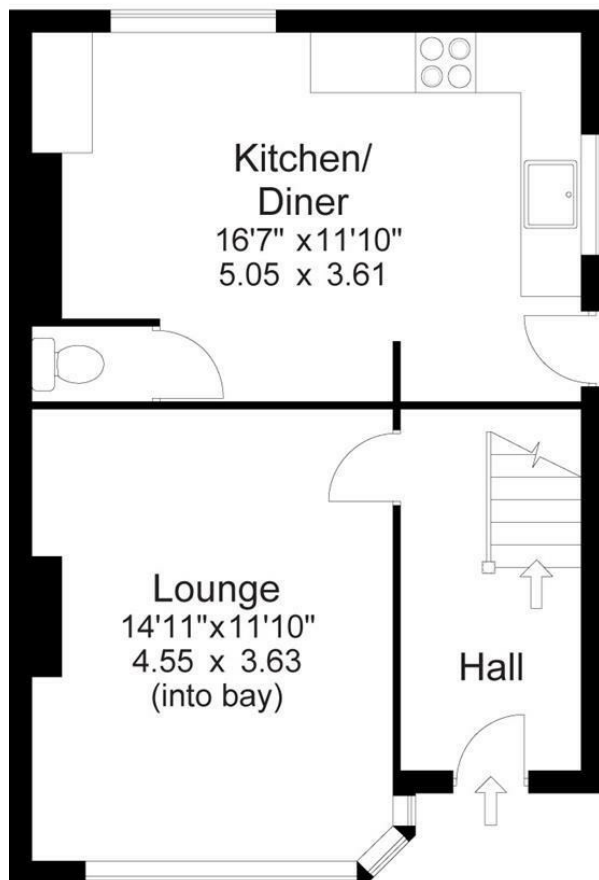
Viewings

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

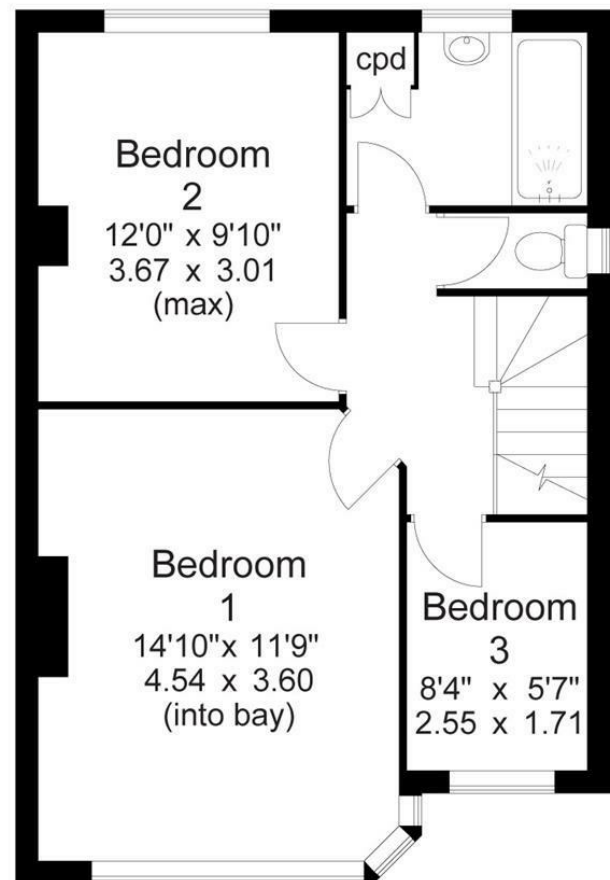
EPC Rating:

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 = 964 Sq. Feet
= 89.5 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.