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59 & 60 St. Stephens Street, Halifax, HX3 0UH

Offers Over £275,000

- Desirable Residential Location
- Modern Fully Fitted Dining Kitchen
- Study & Downstairs Cloakroom
- Close To Outstanding Schools
- Garden To The Front
- Attractive Period Cottage
- Spacious Lounge
- 3 Good Sized Bedrooms
- Easy Access to Trans Pennine Road & Rail Network
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

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An internal inspection is absolutely essential to fully appreciate the attractive accommodationprovided by this stone built period cottage residence which is situated in this highly desirable and much sought after village location.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which briefly comprises a modern fully fitted dining kitchen, a spacious lounge, study, downstairs cloakroom, three good-sized bedrooms, modern bathroom, two cellars, garden to the front. double glazing, and gas central heating throughout.

The property provides excellent access to the local amenities of Copley and Skircoat Green, including outstanding schools, as well as easy access to Halifax town centre, Sowerby Bridge, and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does the opportunity arise to purchase such a quality property in this location and as such, an early inspection to view is strongly recommended to avoid disappointment.

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Council Tax Band: B

DINING KITCHEN
14'11" x 14'2"
The property is entered via a front entrance door which opens into a modern, fully fitted dining kitchen. This attractive kitchen is fitted with a range of modern wall and base units with solid wood work surfaces, complemented by matching splashbacks and a stylish colour scheme to the remaining walls. A central island incorporates a breakfast bar, wine rack, cupboards and drawers. There is a single drainer sink unit with mixer tap and an integrated Smeg multi-fuel cooking range set into the chimney breast, and an integrated washing machine. Mullioned UPVC double glazed windows to the front elevation allow ample natural light, enhancing the charm and character of this room, which also features beams to the ceiling with inset spotlight fittings and a modern radiator. A door leads to the cellar head, providing useful storage facilities with a trap door leading down to a keeping cellar.

From the dining Kitchen door opens to the

LOUNGE
15'4" x 13'10"
The central feature of this delightful room is a stone Inglenook fireplace with a multi-fuel stove set on a matching hearth. Mullioned UPVC double glazed windows to the front elevation and a further double glazed window to the side provide this room with a light and spacious aspect. Additional features include beams to the ceiling with inset spotlight fittings, wood panelling with a complementing colour scheme to the walls, a double radiator, and fittings for a wall-mounted TV.

From the Lounge door opens to a

OFFICE/STUDY
11'1" x 7'4"
Door opens to a store cupboard with a trap door leading to a further keeping cellar. This office/study benefits from a UPVC double glazed mullioned window to the side elevation, one double radiator, and a fitted carpet.

From the dining kitchen door opens to an

INNER HALL & CLOAKROOM
From the dining kitchen, steps lead to an inner hall with fitted carpet. From the inner hall, a door leads to a downstairs cloakroom fitted with a modern white two-piece suite incorporating a pedestal wash basin and low flush WC. There is a UPVC double glazed window to the front elevation and a heated towel rail/radiator.

From the inner hall stairs lead to the

FIRST FLOOR LANDING
Access via a loft ladder to a partially boarded and insulated loft space offering further storage facilities. The landing has a wall-mounted radiator and fitted carpet.

From the landing door to the

BATHROOM
A modern four-piece bathroom suite includes a pedestal wash basin, low flush WC, a Victorian-style roll-top clawfoot bath with mixer shower tap, and a corner shower unit with both rainfall and handheld shower fittings. The room has a UPVC double glazed mullioned window to the front elevation, a heated towel rail/radiator, and a matching floor.

From the landing door opens to

BEDROOM TWO
12'1" x 11'7"
This second double bedroom benefits from UPVC double glazed mullioned windows to the front elevation, exposed stonework to the Inglenook fireplace and chimney breast, one double radiator, and a fitted carpet.

From the landing door opens to

BEDROOM ONE
14'7" x 13'9"
The spacious principal bedroom features UPVC double glazed stone mullioned windows to the front elevation, a feature stone Inglenook fireplace to the chimney breast, panelling to one wall, TV point, wall-mounted radiator, and fitted carpet.

from the landing door opens to

BEDROOM THREE
10'11" x 11'8"
This third bedroom has a UPVC double glazed mullioned window to the side elevation, one double radiator, and a fitted carpet.

GENERAL
The property is constructed of stone and is surmounted by a stone slate roof. It benefits from all mains services including gas, electricity, and water. Additional features include UPVC double glazing and gas central heating throughout. The tenure is Freehold and the property is in Council Tax Band B. The property is a Grade 11 listed building

EXTERNAL
To the front of the property there is a landscaped garden incorporating a stone patio, decked area, artificial turf, and a path leading to the front entrance door.

TO VIEW
Strictly by appointment. Please telephone Property@Kemp&Co, Halifax on 01422 349222

Directions

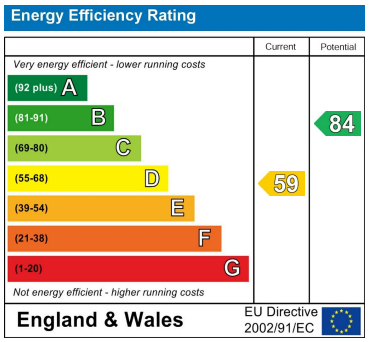
SAT NAV HX3 0UH

Viewings

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

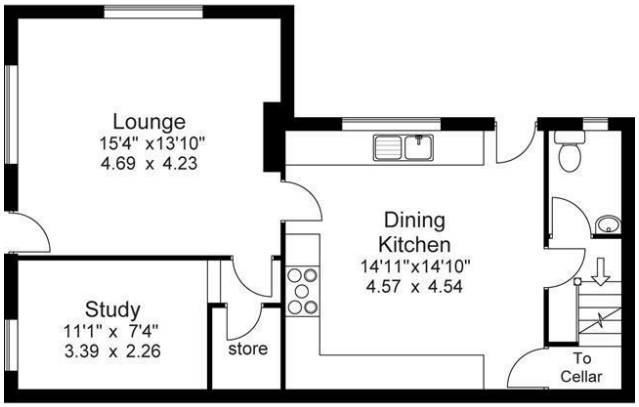
EPC Rating:

D



Approx Gross Floor Area = 1248 Sq. Feet
= 116.0 Sq. Metres

First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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