



148 Dudwell Lane, Skircoat Green, Halifax, HX3 0SH

Offers Over £280,000

- Highly Desirable Residential Location
- Quality Fixtures & Fittings
- 3 Good Sized bedrooms
- South Facing Garden To the Rear
- Easy Access To Local Shops & Parks
- Beautifully Presented Family Home
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Close To Outstanding Schools
- Viewing Essential

148 Dudwell Lane, Halifax HX3 0SH

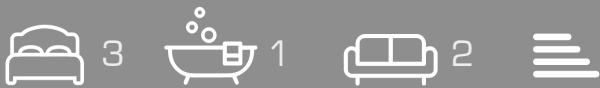
Situated in one of Calderdale's premier residential locations within the heart of Skircoat Green lies this most attractive stone-built, three bedroom terrace residence providing superb family accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which has a wealth of quality fixtures and fittings.

The property briefly comprises of an entrance hall, two reception rooms, modern fully fitted kitchen, cellar, three bedrooms (with the possibility of four), modern bathroom, uPVC double glazing, gas central heating, and gardens to the front and rear.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax Town Centre 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 home at this affordable price and, as such, an early inspection to view in order to avoid disappointment is strongly recommended.



Council Tax Band: B



ENTRANCE HALL

Front entrance door opens into the entrance hall with panelling below the dado rail with complementing colour scheme above, one double radiator, and a solid wood floor.

from the entrance hall door to the

LOUNGE

13'10" into bay window x 11'2"

With square bay window to the front elevation incorporating colonial style blinds with leaded panels above, to either side of the chimney breast are built-in cupboards providing useful storage facilities, and wall mounted TV fittings. Cornice to ceiling with matching picture rail, one double radiator, and fitted carpet.

From the entrance hall door to the

DINING ROOM

14'7" x 11'8"

With feature inglenook fireplace to the chimney breast with a multi-fuel stove on a matching hearth, panelling to one wall with complementing colour scheme to the remaining walls, and a solid wood floor. uPVC double glazed French doors open onto the rear garden. One radiator.

From the dining room through to the

MODERN FULLY FITTED KITCHEN

10'5" x 8'2"

This delightful kitchen is fully fitted with a range of modern wall and base units incorporating matching quartz work surfaces with a single sink unit and mixer tap, four ring induction hob with extractor in canopy above, integrated electric oven and grill, integrated combination microwave oven, space for American style fridge freezer, integrated washing machine and an integrated dishwasher. The kitchen has uPVC double glazed windows to the front and side elevations, and a Velux double glazed skylight window

to the ceiling providing this room with its light and spacious aspect. Inset spotlight fittings, cupboard housing the Ideal central heating boiler, inset lighting to kickboards, electric kick board heater, and a solid wood floor.

from the dining room door opens to the cellar head with steps leading down to the

CELLAR

This keeping cellar has power and light and provides excellent storage facilities.

from the entrance hall stairs with fitted carpet lead to the

LANDING

The landing has a cornice to ceiling, inset spotlight fittings, painted wood panelling with complementing colour scheme, and a fitted carpet.

from the landing door opens to

BEDROOM ONE

15'1" x 10'7"

A spacious double bedroom with uPVC double glazed window to the front elevation, cornice to ceiling, wall mounted TV fittings, one double radiator, and fitted carpet.

From the landing door opens to the

BATHROOM

With modern white three piece suite incorporating hand wash basin in vanity unit with mixer tap, low flush WC, and panelled bath with shower unit including rainfall and handheld fittings. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, concealed lighting, modern heated towel rail/radiator, cornice to ceiling, inset spotlight fittings, and uPVC double glazed window to the rear

elevation.

from the landing door to

BEDROOM TWO

8'3" x 8'0"

With uPVC double glazed window to the rear elevation, one double radiator, cornice to ceiling with matching picture rail, and a fitted carpet.

from the landing staircase with storage beneath leads to

BEDROOM THREE

13'5" metres (max) narrowing to 7'10" metres x 24'

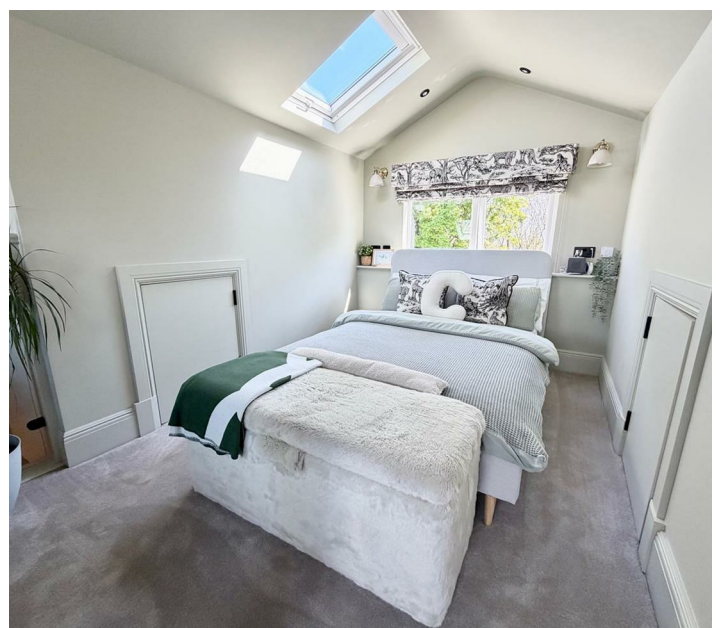
This spacious attic bedroom has a glazed gallery overlooking the stairs, three Velux double glazed skylight windows, and a further uPVC double glazed window to the rear elevation providing a light and spacious aspect. This attic bedroom could be split into two smaller bedrooms if so required. The bedroom has inset spotlight fittings, beams, doors to under eaves storage, one double radiator, wall mounted TV fittings, and a fitted carpet.

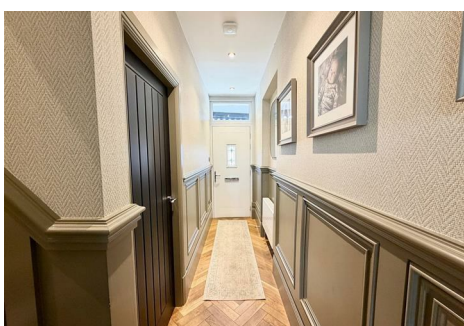
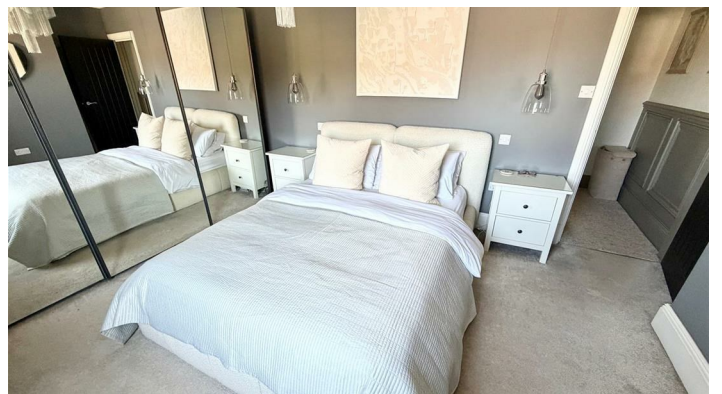
GENERAL

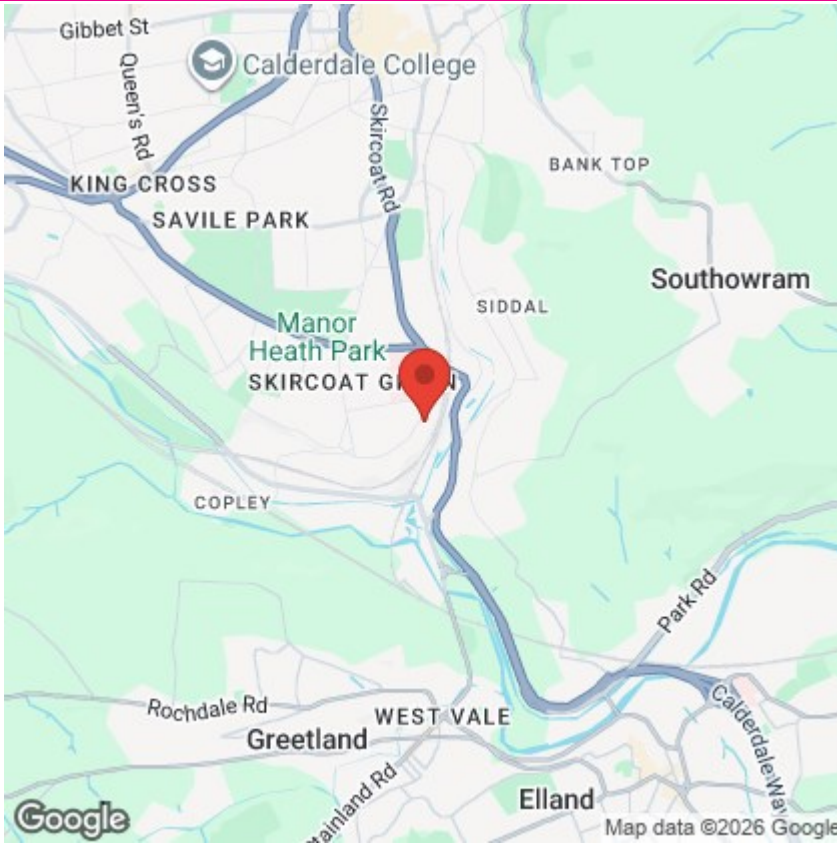
The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all main services including gas, water, and electric and has the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B.

EXTERNAL

To the front of the property there is a small garden with path leading to the front entrance door. To the rear of the property there is a south facing stone flagged garden with a raised fish pond and a seated entertaining area,







Directions

SAT NAV HX3 0SH

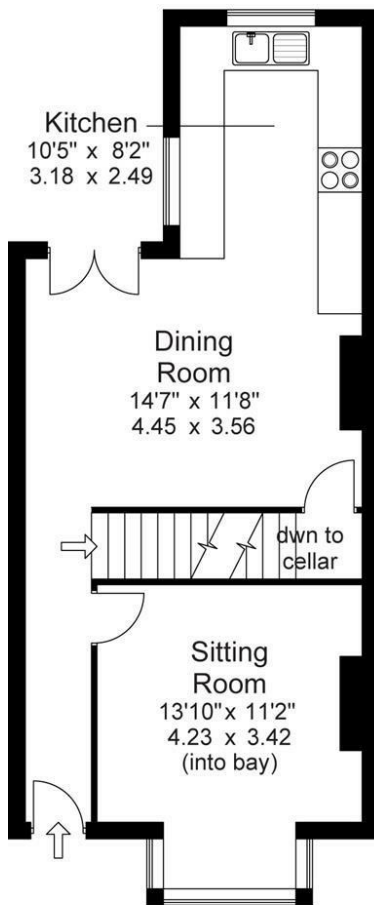
Viewings

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

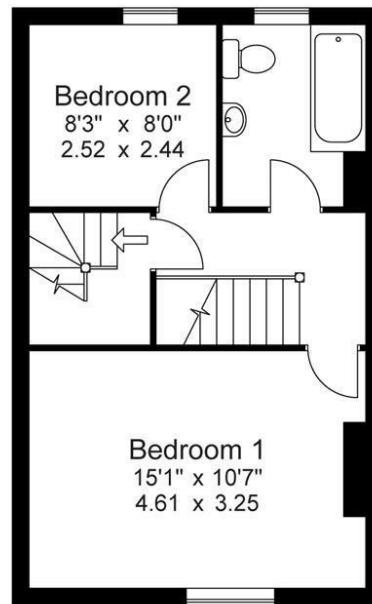
EPC Rating:

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	

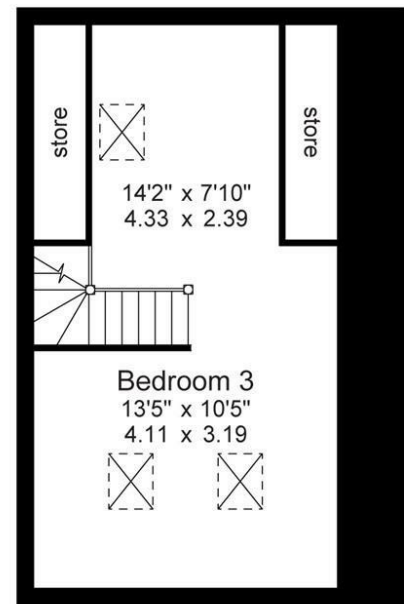
Approx Gross Floor Area = 1233 Sq. Feet
= 114.6 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.