



4 Cliffe Terrace, Skircoat Green, Halifax, HX3 0SE

Offers Over £145,000

- : Highly Desirable Residential Location
- : Attractive Interior With All New Carpets and Fully Redecorated
- : South Facing Garden To the Front With Woodland Vista
- : Easy Access To Halifax Town Centre ,Manor Heath Park & Calderdale Hospital
- : Realistically Priced
- : Stone Built Period Terraced Residence
- : 2 Double Bedrooms
- : Modern Kitchen & Bathroom
- : Easy Access To Local Shops, Parks & Outstanding Schools
- : Viewing Essential

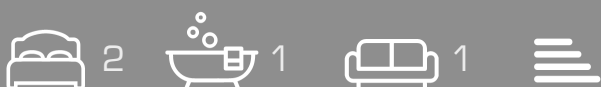
4 Cliffe Terrace, Halifax HX3 0SE

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this two bedroom back-to-back terraced residence providing extremely attractive and deceptively spacious accommodation which has recently been fully re decorated and fitted with new carpets throughout

Just step inside this delightful home and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance vestibule, lounge, modern fitted kitchen, utility room, two double bedrooms, bathroom, UPVC double glazing, gas central heating, and a south-facing garden to the front with a woodland vista

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding Junior and Grammar Schools, Manor Heath park and Calderdale Royal hospital as well as easy access to Halifax town centre and the M62 motorway network.

Very rarely does the opportunity arise to purchase an affordable property in this sought-after location and, as such, an early appointment to view is strongly recommended.



Council Tax Band: A



ENTRANCE VESTIBULE

A UPVC double glazed front entrance door opens into the entrance vestibule with tiled flooring and coat hanging facilities.

From the entrance vestibule door opens to the

LOUNGE

11'4" x 14'0"

This spacious Lounge features an inglenook stone and brick fireplace to the chimney breast with stone hearth, which has recently been professionally prepared for a wood burning stove installation or feature fire. There is a leaded UPVC double glazed window to the front elevation, one double radiator, laminate wood flooring, and a TV point.

From the lounge doorway through to the

KITCHEN

13'5" x 6'7"

The kitchen is fitted with a range of modern white wall and base units incorporating matching work surfaces with a four-ring hob and fan-assisted electric oven and grill beneath. There is a stainless steel single drainer sink unit with mixer tap. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling. Additional features include one double radiator and a UPVC double glazed window to the rear elevation.

From the kitchen through to the

UTILITY ROOM

4'5" x 5'1"

Accessed from the kitchen, the utility room has plumbing for an automatic washing machine and dishwasher.

From the entrance vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet.

From the landing door to

BEDROOM TWO

8'10" x 11'6"

A sliding door opens into bedroom two which has a leaded UPVC double glazed window to the front elevation. Double doors open to a built-in wardrobe located underneath the stairs. The room also benefits from one double radiator, TV point, and a fitted carpet.

From the landing door opens to the

BATHROOM

The bathroom is fitted with a modern white three-piece suite incorporating a pedestal wash basin, low flush W/C, and corner shower cubicle with shower unit. The walls are tiled around the suite with a complementing colour scheme to the remaining walls. There is a leaded UPVC double glazed window to the front elevation, tiled flooring, and one double radiator.

From the first floor landing stairs with a fitted carpet lead to

BEDROOM ONE

14'7" x 14'0"

This spacious double bedroom featuring a period cast iron fireplace to the chimney breast. There is a leaded UPVC double glazed window to the front elevation, built-in cupboard housing the Vaillant central heating boiler, one radiator, and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It has the benefit of all main services including gas, water, and electric, with the added benefit of UPVC double glazing and gas central heating. The property is Freehold and is in council tax band A

EXTERNAL

To the front of the property there is a south-facing garden with a flagged patio area and flower and shrub borders with a woodland vista. The property is set in this secluded location with private access to just the other 3 neighbouring properties



Directions

SAT NAV HX3 OSE

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 = 755 Sq. Feet
= 70.1 Sq. Metres



For illustrative purposes only. Not to scale.