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Grosvenor 1 Stafford Road / Stafford Parade, Skircoat Green, Halifax, HX3 0PD

Offers Over £435,000

- : Spacious Family Home With Period Features
- : Close to Outstanding Schools & Calderdale Royal Hospital
- : Superb Period Features
- : Downstairs Cloakroom
- : Highly Desirable Residential Location
- : Self Contained Detached Annexe
- : Office Suite In the Garden
- : 5 Bedrooms - 4 Double Bedrooms (master with en suite)
- : Spacious Modern Open Plan Dining Kitchen
- : Viewing Essential

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NB The furniture in the photographs has been AI generated.

Situated in one of Calderdale's most desirable & established residential locations, in the heart of Skircoat Green, lies this impressive stone-built, 4 bedroom period family residence, offering a wonderful combination of character, spacious accommodation and modern family living.

Retaining a wealth of attractive original features, including ornate cornicing, decorative ceiling roses, Victorian fireplaces and mosaic tiled flooring, this substantial home provides accommodation arranged over three floors, with the added benefit of useful basement cellar rooms.

The property comprises an entrance vestibule, welcoming entrance hall, spacious sitting room, impressive open-plan dining kitchen and family room, rear entrance vestibule, 2 downstairs cloakrooms, 4 double bedrooms (one with an en-suite shower room), spacious family bathroom, basement cellars, gardens and a detached, self-contained 1 bed annexe.

One of the property's particularly appealing features is the detached annexe, situated within the grounds and providing its own open-plan living accommodation, fitted kitchen, double bedroom and bathroom. This wonderfully versatile addition offers excellent potential for multigenerational living, independent accommodation for a family member or use as a substantial home office suite, subject to any necessary consents without any additioal council tax.

The property occupies a highly convenient position within easy reach of the excellent amenities of Skircoat Green / Savile Park, including independent shops, cafés, restaurants, outstanding-rated schools and Calderdale Royal Hospital. Halifax town centre is also easily accessible, together with the Trans-Pennine road & rail network linking the business centres of Leeds & Manchester.

5 3 2

Council Tax Band: E







FRONT ENTRANCE VESTIBULE
A welcoming entrance vestibule retaining an attractive Victorian mosaic tiled floor, with a UPVC double glazed window to the side elevation, built-in drawers and coat hanging facilities.
From the Entrance Vestibule, a period glazed panelled door with matching panels above and to the side opens into the

ENTRANCE HALL
An impressive entrance hall setting the tone for the period character found throughout the property, featuring ornate cornicing to the ceiling with matching decorative dado rail and a Victorian mosaic tiled floor. UPVC double glazed window to the side elevation, cupboard housing the combination boiler, useful understairs storage cupboards and one double radiator.
From the Entrance Hall, a panelled door opens into the

SITTING ROOM
A delightful and spacious reception room, full of period charm, featuring an attractive brick inglenook fireplace with a living flame gas stove set upon a matching hearth. Ornate cornicing to the ceiling with matching decorative centre rose, UPVC double glazed windows to both the front and side elevations, allowing an abundance of natural light to fill the room. Solid wood flooring and one double radiator complete this attractive reception room, providing an ideal setting for both relaxing and entertaining.
From the Entrance Hall, a panelled door opens into the

OPEN PLAN DINING KITCHEN & FAMILY ROOM
Undoubtedly one of the principal features of this delightful family home is the impressive open-plan dining kitchen and family room, providing a wonderful space for everyday family life and entertaining.
The kitchen is fitted with an extensive range of modern wall and base units incorporating attractive solid wood work surfaces, with a Belling multi-fuel cooking range set against the chimney breast, single drainer sink unit with mixer tap, integrated larder fridge, integrated dishwasher and a central island incorporating an electric fan-assisted oven. A range of additional cupboards and drawers provides excellent storage facilities.
The kitchen is finished with complementary tiled splashbacks, matching flooring and ornate cornicing to the ceiling, together with a UPVC double glazed window to the side elevation.
The adjoining family and dining area provides ample space for a substantial dining table and comfortable seating, creating a sociable living environment. UPVC double glazed windows to the front and side elevations provide excellent natural light, with a feature fireplace, radiator with decorative cover, cornicing to the ceiling and telephone point.
From the Kitchen, a panelled door opens into the

REAR ENTRANCE VESTIBULE
With fitted cupboards providing useful storage facilities and a UPVC double glazed rear entrance door.
From the Rear Entrance Vestibule, a door opens into the

DOWNSTAIRS CLOAKROOM
With modern white two-piece suite comprising low flush WC and hand wash basin, UPVC double glazed window to the side elevation, fully tiled walls with matching tiled floor and one single radiator.
From the Entrance Hall, a glazed panelled door opens onto the cellar head, with steps leading down to the

BASEMENT CELLAR
A spacious and extremely useful basement cellar, providing generous storage accommodation with potential for a variety of alternative uses, such as a home gym, cinema room or hobby space, subject to any necessary alterations and consents.

SMALL CELLAR
With power, light and one double radiator.
From the Entrance Hall, a staircase with attractive spindled balustrade and fitted carpet leads to the

DOWNSTAIRS CLOAKROOM
With hand wash basin and low flush WC, extractor fan and a wall mounted heater.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING
A spacious first floor landing retaining ornate cornicing to the ceiling, with galleried landing above, one double radiator and fitted carpet.
From the Landing, a door opens into the

SPACIOUS BATHROOM
14'6" x 10'5" (max)
A particularly spacious and characterful family bathroom incorporating a white four-piece suite comprising a Victorian-style claw foot roll-top bath with external mixer shower tap, pedestal hand wash basin, low flush WC and a fully tiled shower cubicle with overhead rainfall shower unit.
The bathroom also features an attractive cast iron fireplace set against the chimney breast, with cupboards to either side providing useful storage facilities. UPVC double glazed window to the side elevation, ornate cornicing to the ceiling, extractor fan, heated towel rail/radiator and fitted carpet.
From the Landing, a door opens into

BEDROOM TWO
14'5" x 13'8"
A spacious double bedroom enjoying UPVC double glazed windows to the front and side elevations, providing a pleasant light and airy aspect. Ornate cornicing to the ceiling with matching picture rail, one double radiator and fitted carpet.
From the Bedroom, a panelled door opens into the

EN SUITE SHOWER ROOM
Fitted with a modern white three-piece suite comprising pedestal hand wash basin, low flush WC and a fully tiled walk-in shower cubicle incorporating a shower unit. UPVC double glazed window to the front elevation, cornicing to the ceiling and one single radiator.
From the Landing, a panelled door opens into

BEDROOM ONE
14'3" max 14'11"
An attractive and generously proportioned double bedroom with UPVC double glazed windows to the front and side elevations, allowing an abundance of natural light to fill the room. Ornate cornicing to the ceiling with matching picture rail and decorative centre rose, one double radiator and fitted carpet.
From the Landing, a spindled staircase leads to the

HALF LANDING
With one double radiator, period skylight window and fitted carpet, with further stairs leading to the

SECOND FLOOR LANDING
With Velux double glazed skylight window, providing natural light to the upper floor.
From the Landing, a door opens into

BEDROOM THREE
13'4" x 13'11"
A further spacious double bedroom with UPVC double glazed window to the side elevation, attractive cast iron fireplace and built-in wardrobes positioned to either side of the chimney breast, with additional cupboard storage above. One double radiator and fitted carpet.
From the Landing, a panelled door opens into

BEDROOM FOUR
13'8" x 10'9"
Another well-proportioned double bedroom, with UPVC double glazed window to the side elevation, built-in cupboard providing useful storage facilities, one double radiator and fitted carpet.

GENERAL
The main residence is constructed of stone, surmounted with a blue slate roof, and benefits from mains services including water, electricity and gas, together with UPVC double glazing and gas central heating.
The property is understood to be freehold.

EXTERNAL
To the front of the property is an attractive flagged pathway leading to the main entrance door, enclosed by traditional wrought iron gates and railings, complementing the character of this handsome stone-built residence.
To one side of the property is an established garden with mature shrubs and planting, creating an attractive outdoor setting, whilst an additional enclosed walled garden provides further outdoor space.
Within the grounds is a detached single storey annexe, offering a particularly valuable and versatile addition to the property.

DETACHED ANNEXE / OFFICE SUITE
A significant feature of Grosvenor is the detached, self-contained single storey annexe annexe, offering excellent flexibility for a range of family requirements. Whether accommodating an elderly relative, providing independent space for an adult family member or creating a substantial home working environment, the annexe adds a further dimension to this already impressive home.
A UPVC double glazed front entrance door opens into the

OPEN PLAN DINING KITCHEN & LOUNGE
13'6" x 13'4"
An attractive open-plan living space incorporating a modern fitted kitchen and comfortable lounge and dining area.

KITCHEN
Fitted with a range of modern wall and base units incorporating matching work surfaces, stainless steel single drainer one-and-a-half bowl sink unit with mixer tap, four-ring halogen hob with stainless steel and glazed extractor canopy above, electric fan-assisted oven and grill beneath, together with plumbing for an automatic washing machine.
Complementary tiled splashbacks complete the kitchen area.

LOUNGE & DINING AREA
Providing space for both living and dining furniture, with UPVC double glazed window to the front elevation, laminate wood flooring, electric radiator and television point. A door opens into a useful cylinder cupboard providing additional storage facilities.
From the Lounge, a door opens into

BEDROOM
9'8" x 8'3"
A comfortable bedroom with UPVC double glazed window to the front elevation, wall-mounted electric heater and fitted carpet.
From the Lounge, a door opens into the

BATHROOM
Fitted with a modern white three-piece suite comprising pedestal hand wash basin, low flush WC and panelled bath with rainfall shower unit and handheld shower attachment.
The bathroom is fully tiled, including the floor, with UPVC double glazed window to the side elevation, heated towel rail/radiator and extractor fan.

GENERAL
The detached annexe benefits from mains electricity and water.

TO VIEW
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS










Good
Ideas
Live Here





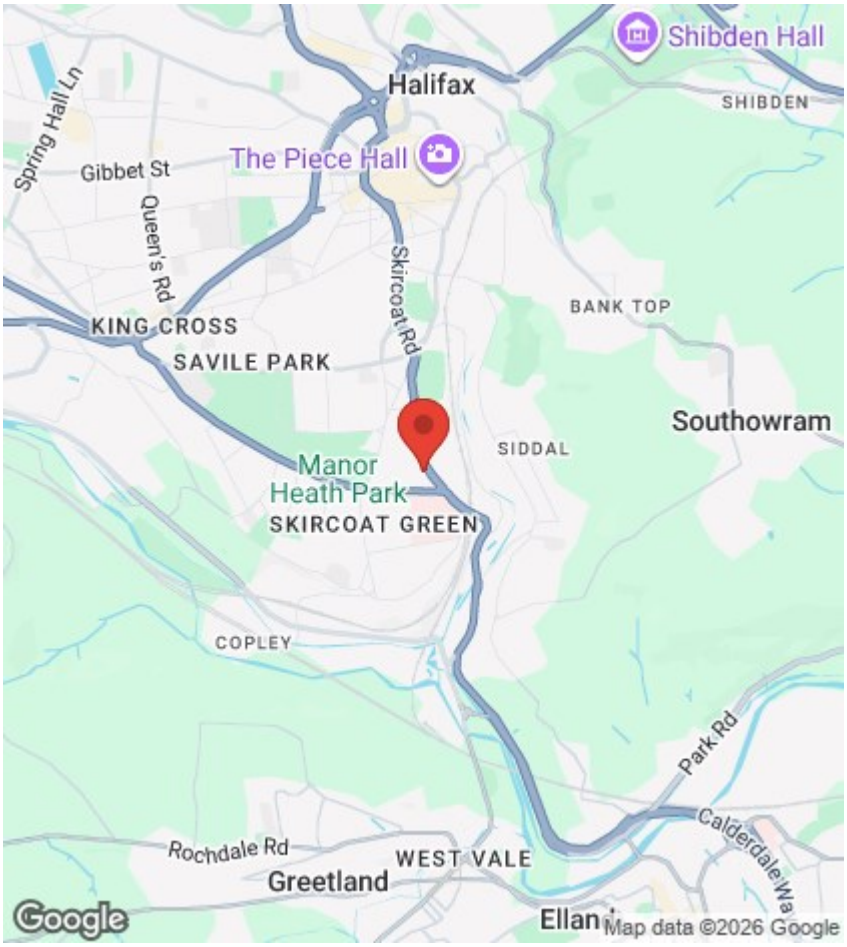












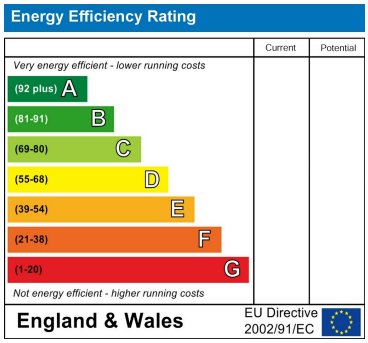
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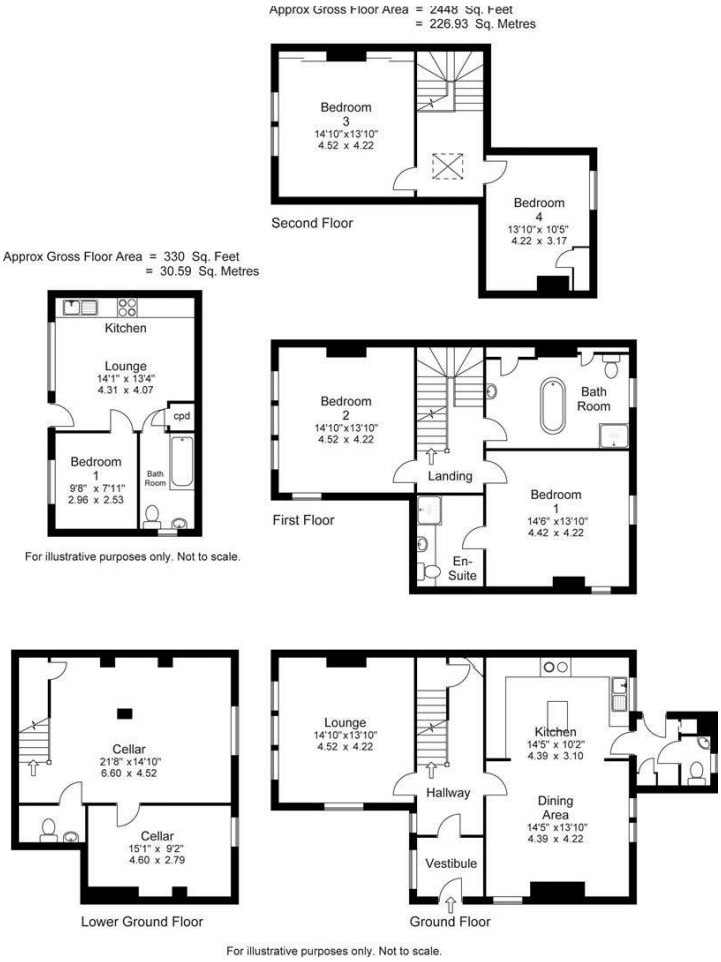
SAT NAV HX3 OPD

Viewings

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

EPC Rating:





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