



328 Skircoat Green Road, Skircoat Green, HX3 0LX

Offers Over £350,000

- : Highly Desirable Residential Location
- : 4 Bedrooms & 2 Reception Rooms
- : Modern Fitted Kitchen
- : Easy Access to Outstanding Schools
- : Realistically Priced
- : Superb Period Family Home
- : Modern Bathroom & Downstairs Shower Room
- : Gardens
- : Easy Access To Local Shops and Parks
- : Viewing Essential

328 Skircoat Green Road, HX3 0LX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this substantial four bedroomed end townhouse providing extremely attractive and spacious family accommodation. Just step inside this period residence and you cannot fail to be impressed by the spacious family accommodation which has retained many original features whilst providing all the comforts of modern day living.

The property briefly comprises an entrance hall, two reception rooms, fitted kitchen, downstairs shower room, basement utility cellar, four bedrooms, and a modern bathroom. The property benefits from uPVC double glazing, gas central heating and gardens to both the front and rear.

The property provides easy access to the local amenities of Skircoat Green & Savile Park including parks, shops, and 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 & Leeds.

The property is being offered for sale at this realistic asking price and as such an early appointment to view is strongly recommended.



Council Tax Band: C



ENTRANCE HALL

The front entrance door opens into the entrance hall with cornice to the ceiling and matching dado rail. There is one single radiator and a fitted carpet.

From the entrance hall door opens to the

LOUNGE

13'10" x 18'9" into bay window

This spacious reception room has a bay window to the front elevation incorporating double glazed units with leaded and stained glass upper panels. There is a feature fireplace with wooden fire surround, marble inset and hearth together with an electric living flame fire. The room has cornice to the ceiling with a matching centre rose, one TV point, one double radiator and a fitted carpet.

From the entrance hall door opens to the

DINING ROOM

19'4" into bay window x 11'8"

This attractive reception room has an angular bay window to the rear elevation incorporating double glazed units enjoying a garden outlook. There is a period feature fireplace to the chimney breast with fitted cupboards and drawers to one side. The room also has cornice to the ceiling with a matching centre rose, one double radiator and a fitted carpet.

From the dining room through to the

MODERN FULLY FITTED KITCHEN

8'9" x 8'1"

The kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 bowl sink unit with mixer tap. There is a four ring gas hob with extractor above together with a fan assisted electric oven and grill. The kitchen also includes an integrated fridge and plumbing for an automatic washing machine. The walls are tiled around the work surfaces with a complementing colour scheme to the remaining walls. There is a double glazed window to the rear elevation, a cupboard housing the central heating boiler and a uPVC double glazed rear entrance door. One double radiator.

From the entrance hall door opens to the

DOWNSTAIRS SHOWER ROOM

This shower room has a modern white three piece suite incorporating a hand wash basin in vanity unit with mixer tap, low flush W/C and walk in shower cubicle with shower unit. The room is fully tiled with inset spotlight fittings to the ceiling, matching floor covering, extractor fan and one radiator.

From the entrance hall a door opens to the cellar head with steps leading down to the basement

KEEP CELLAR

6'0" x 14'10" max

Providing useful storage facilities.

From the keep cellar there is access through to the

MAIN UTILITY CELLAR

19'1" x 14'1"

This main cellar has a uPVC double glazed window to the front elevation, white enamel sink unit, plumbing for an automatic washing machine together with power and light. There is one single radiator and a door leading to the coal cellar.

From the entrance hall stairs leading to the

FIRST FLOOR LANDING

The landing has a cornice to the ceiling with matching dado rail and a fitted carpet.

From the landing a door opens into the

BATHROOM

The bathroom has a modern white three piece suite comprising pedestal wash basin, low flush W/C and panelled bath. The room is extensively tiled around the suite with complementing colour scheme to the remaining walls. There is a double glazed window to the rear elevation and a door to the cupboard with fitted shelves, and one single radiator.

From the landing door to

BEDROOM ONE

13'1" x 16'3"

This spacious double bedroom has a double glazed window to the rear elevation with leaded and stained glass upper panels. There is a period cast iron fireplace to the chimney breast together with cornice to the ceiling, one double radiator and a fitted carpet.

From the landing door opens to

BEDROOM TWO

14'11" x 13'1"

The second double bedroom has a double glazed window to the front elevation with leaded and stained glass upper panels. The room has cornice to the ceiling, one double radiator and a fitted carpet.

From the landing door opens to

BEDROOM THREE

6'9" x 9'5"

This single bedroom has a double glazed window to the front elevation with leaded and stained glass upper panels. The room benefits from a built in desk, double wardrobe and built in bed with drawers beneath. There is one single radiator and a fitted carpet.

From the first floor landing stairs with fitted carpet lead to

ATTIC BEDROOM FOUR

19'8" x 19'5" max

This double attic bedroom which has a Velux double glazed skylight window together with power and light and one double radiator.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It benefits from all mains services including gas, water and electricity. The property also benefits from double glazing and gas central heating. The property is freehold and is in Council Tax Band C.

EXTERNAL

To the front of the property there is a small garden with a path leading to the front entrance door.

To the rear there is a larger garden with mature plants and shrubs, a flagged seating area, garden shed and path leading to the rear entrance door.

VIEWING

Strictly by appointment through Property@Kemp & Co tel 01422 349222. or email sales@propertyatkemp.co.uk



Directions

HX3 0LX

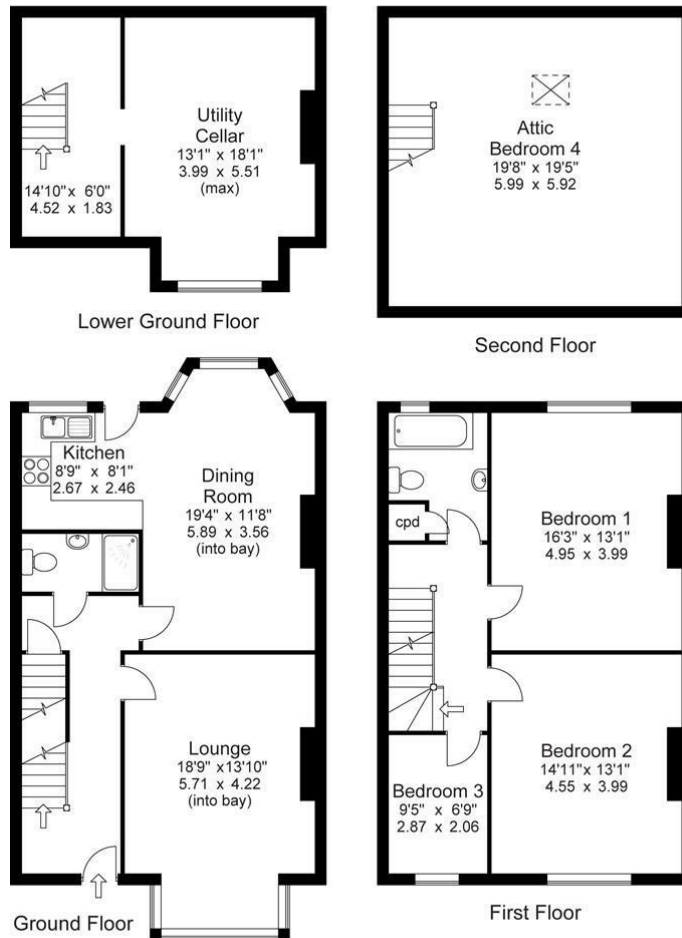
Viewings

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 = 2027 Sq. Feet
= 188.4 Sq. Metres



For illustrative purposes only. Not to scale.