Property@Kemp&Co

17 Godfrey Road, Skircoat Green, Halifax, HX3 OLY

Offers Over £275,000

- Newly redocorated throughout with new flooring on all levels
- Spacious Lounge With Balcony
- Integral Garage & Large Utility Room
- Spacious Accommodation on 4 floors
- Realistically Priced
- Highly Desirable Residential Location
- 4 Bedrooms & 2 Bathrooms
- Close To Outstanding Schools
- Easy Access To Halifax Town Centre & M62
- Viewing Strongly Recommended

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17 Godfrey Road, Halifax HX3 OLY

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this stone-built semi-detached residence providing attractive modern living accommodation across four levels.

The property briefly comprises a dining kitchen, lounge with balcony, basement integral garage, large utility room, four bedrooms, and two bathrooms. The property has the benefit of uPVC double glazing and gas central heating throughout.

This desirable family home offers excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as convenient links to Halifax Town Centre and the trans-Pennine road and rail network, connecting easily to the business centres of Manchester and Leeds.

It is rare to find a modern four-bedroom stone-built property in this highly sought-after location at this affordable price and as such, an early appointment to view is strongly recommended.

4 2 1 C

Council Tax Band: C

DINING KITCHEN
13'10" x 13'5"
Fitted with a range of modern wall and base units with matching work surfaces and tiled splashbacks. Features a single drainer one-and-a-half bowl sink with mixer tap, multi-fuel cooking range with extractor in canopy above, integrated dishwasher and fridge freezer. Complementary colour scheme to the walls, inset ceiling spotlights, laminate wood flooring, and a uPVC double glazed window to the front elevation. One double radiator.

From the dining kitchen door opens to the

INNER HALL
With fitted carpet and stairs leading to the lounge

From the inner hall door opens to the

LOUNGE
16'6" x 13'7"
A spacious reception room with a feature Minster-style fireplace housing a coal-effect gas fire. Corniced ceiling with inset spotlights, one double radiator, and TV point. uPVC double glazed window to the side elevation and uPVC French doors with glazed panels to either side opening onto the:

BALCONY
14'2" x 11'8"
An impressive outdoor space ideal for relaxing and enjoying far-reaching views over surrounding countryside.

From the dining kitchen door opens to stairs leading down to the

INTEGRAL GARAGE
12'11" x 20'2"
This spacious integral garage has an electric up-and-over door, power, and light.

From the integral garage door opens to the

UTILITY ROOM
12'11" x 12'1"
This spacious utility room is fitted with a single drainer sink unit with cupboards and drawers beneath, matching wall and base units, plumbing for an automatic washing machine, Worcester combination boiler, and hot water tank. One double radiator, power, and lighting.

From the inner hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING
With fitted carpet and staircase rising to the second floor.

From the landing door opens to the

BATHROOM
Modern four-piece suite incorporating hand wash basin with mixer tap set into vanity furniture, low-flush WC, panelled Jacuzzi-style bath, and corner shower cubicle. The bathroom is extensively tiled around the suite with complementary colour scheme to the remaining walls and a tiled floor. Chrome towel radiator and uPVC double glazed window to the front elevation.

From the landing door opens to

BEDROOM FOUR
13'5" x 7'3"
uPVC double glazed window to the front elevation, inset ceiling spotlights, one double radiator, and fitted carpet.

From the landing door opens to

BEDROOM ONE
13'7" x 13'0"
This spacious double bedroom has a uPVC double glazed window to the rear elevation, full-length fitted wardrobes (2 with mirrored fronts), one radiator, and fitted carpet.

From the landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING
With door to

BEDROOM TWO
13'9" x 14'8" (max)
This double bedroom has two double glazed skylight windows, exposed ceiling beam, inset ceiling spotlights, access to roof space, one radiator, and fitted carpet.

From the bedroom door to the

EN SUITE SHOWER ROOM
Three-piece suite including hand wash basin set into vanity unit, low-flush WC, and shower cubicle. Inset spotlights, chrome towel radiator, and extractor fan.

From the landing door to

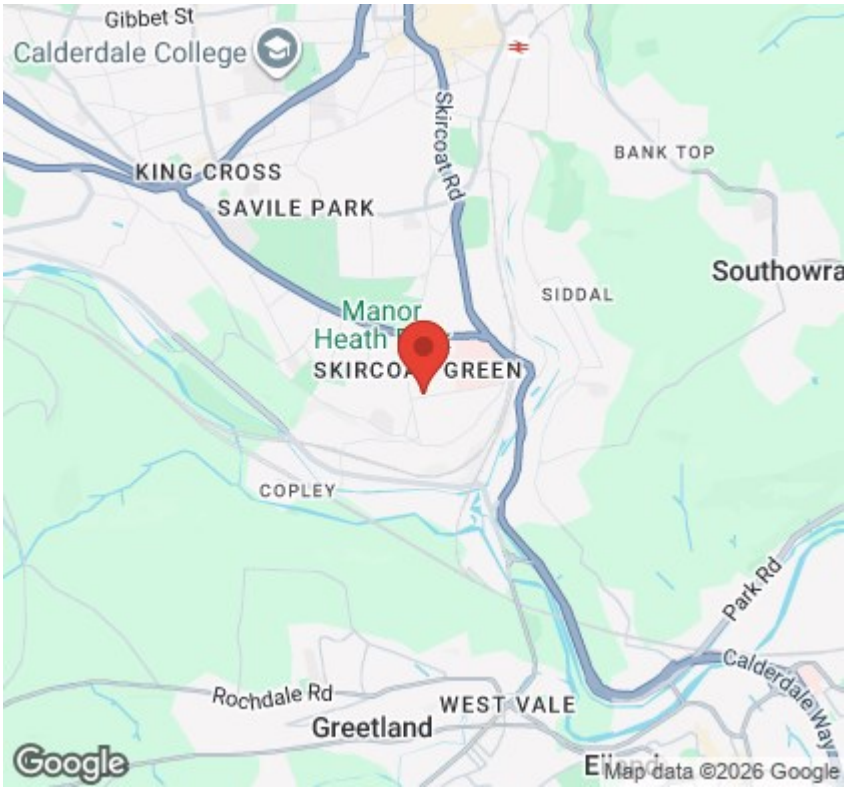
BEDROOM THREE
13'9" x 13'5"
Two double glazed skylight windows, exposed ceiling beam, inset ceiling spotlights, one radiator, and fitted carpet.

GENERAL
The property benefits from all mains services: gas, electricity, and water. It is uPVC double glazed throughout and served by a gas-fired central heating system via a Worcester combination boiler. The property is Freehold and is in Council Tax Band C.

EXTERNAL DETAILS
To the rear of the property, there is a a large, elevated balcony offering far-reaching views and providing an ideal outdoor space for relaxing or entertaining. There is access to the integral garage To the front, there is a block-paved area with steps leading up to the front entrance.

VIEWING
Strictly by appointment. Please telephone 01422 349000 to arrange a viewing.

DIRECTIONS
SAT NAV HX3 OLY

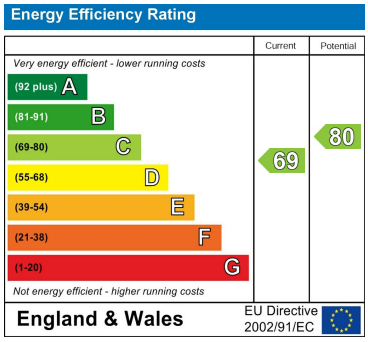
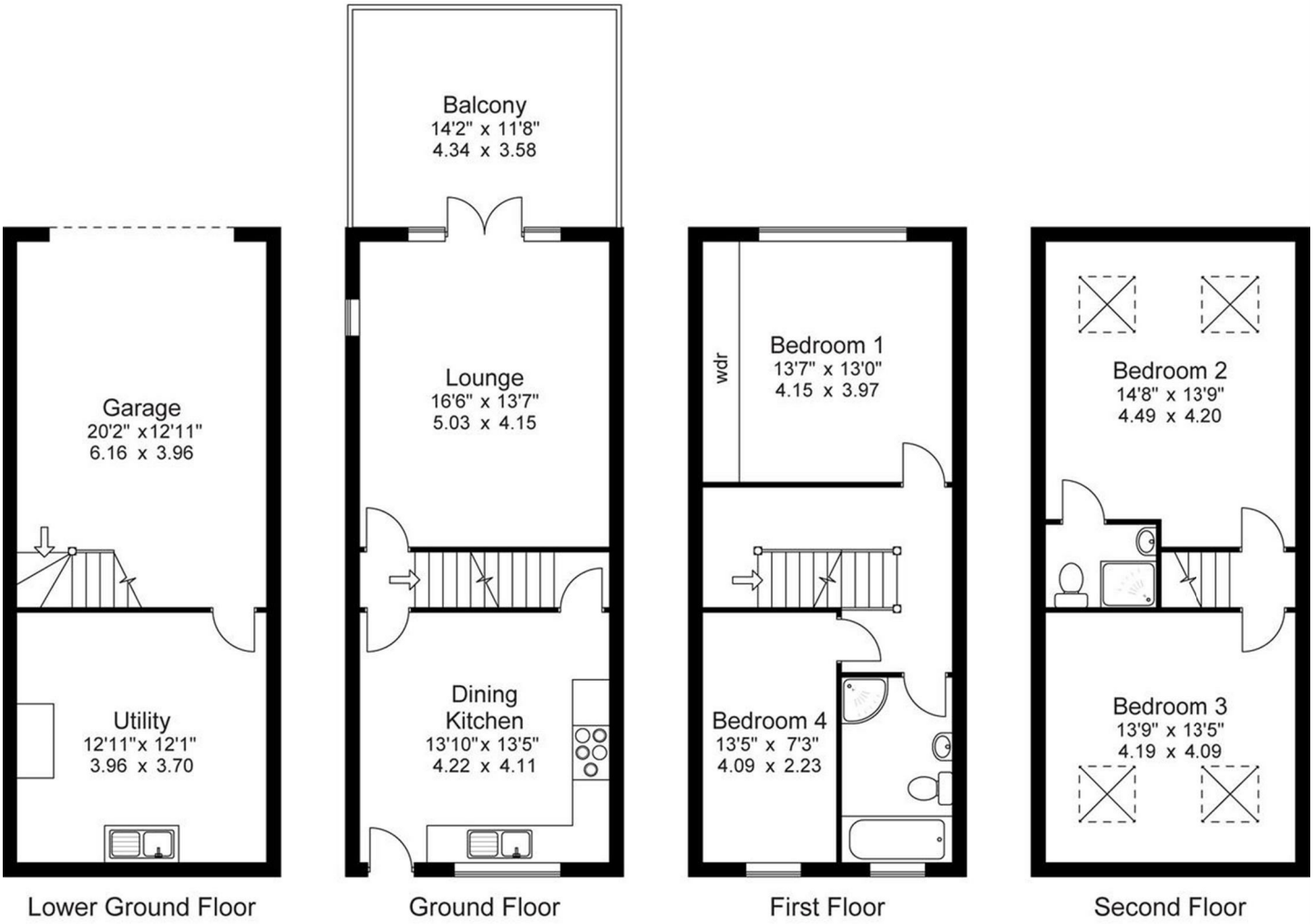


Directions

SAT NAV HX3 0LY

Viewings

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

EPC Rating:

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