



13 Heathfield Terrace, Skircoat Green Road, Halifax, HX3 0AD

Offers Around £290,000

- : Highly Desirable Residential Location
- : Quality Fixtures & Fittings
- : Attractive Lounge
- : Modern Bathroom
- : Close To Outstanding Schools
- : Superb Family Home
- : Modern Fully Fitted Dining Kitchen
- : Three bedrooms (two Double & One Single)
- : Garage & Secure Gated Off Road Parking
- : Viewing Essential

13 Heathfield Terrace, Halifax HX3 0AD

Just step inside this three-bedroom end townhouse and you cannot fail to be impressed by the superb interior this delightful residence provides. Offering a wealth of quality fixtures and fittings throughout, the property presents an ideal family home with spacious and well-presented accommodation which briefly comprises an entrance hall, lounge, modern fully fitted dining kitchen, three bedrooms, a modern bathroom, landscaped gardens, secure gated off-road parking for numerous vehicles, and a garage.

The property is situated in one of Calderdale's premier residential locations on the outskirts of Savile Park and Skircoat Green and provides excellent access to the local amenities of Skircoat Green, 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 acquire such a quality home at this affordable price and, as such, an early inspection to view is absolutely essential.



3



1



2



C

Council Tax Band: C



ENTRANCE HALL

A modern front entrance door with full-length UPVC double glazed window to the side opens into the entrance hall which has a composite wood flooring, inset spotlight fittings to the ceiling, and one double radiator. A door leads to an under-stairs storage cupboard providing useful storage facilities.

From the entrance hall door opens into the

LOUNGE

13'5" x 11'3"

With a UPVC double glazed window to the front elevation, feature fireplace incorporating a solid fuel stove set on a matching hearth, one double radiator, television point, and a fitted carpet.

From the lounge through to the

MODERN FULLY FITTED DINING KITCHEN

17'5" x 10'3"

DINING AREA

With UPVC double glazed French doors opening onto the landscaped rear garden, one double radiator, and composite wood flooring.

KITCHEN AREA

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a breakfast bar and single drainer sink unit with mixer tap. Appliances include a four-ring induction hob with stainless steel and glazed extractor canopy above, electric oven and grill beneath, integrated fridge, and integrated washing machine. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls, concealed lighting, inset spotlight fittings to the ceiling, and a UPVC double glazed window to the rear elevation enjoying an attractive garden outlook. Composite wood flooring continues throughout.

From the entrance hall a spindled staircase with a fitted carpet leads to the

LANDING

With access to a fully boarded and insulated loft via a pull-down ladder, and a fitted carpet.

from the landing door to

BATHROOM

With a modern white four-piece suite incorporating pedestal wash basin, low flush WC, panelled bath with mixer shower tap, and a fully tiled open shower with shower unit. This attractive bathroom is fully tiled including the floor and has a UPVC double glazed window to the rear elevation, inset spotlight fittings to a panelled ceiling, and a chrome heated towel rail/radiator.

From the landing door opens to

BEDROOM TWO

11'6" (max) narrowing to 8'2" x 10'4"

A second double bedroom with a UPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator, and a fitted carpet.

From the landing door opens to

BEDROOM ONE

11'6" x 13'5" m

A spacious double bedroom with a UPVC double glazed window to the front elevation, one double radiator, and a fitted carpet.

From the landing door opens to

BEDROOM THREE

5'8" metres x 10'5" metres (max)

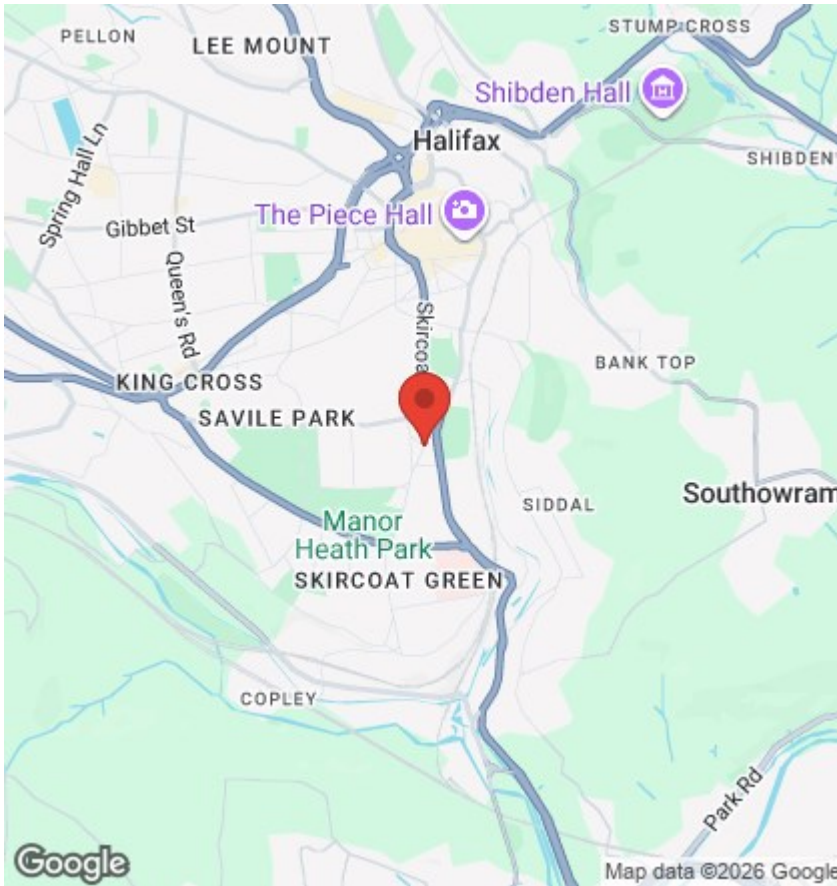
With a built-in cupboard providing useful storage, UPVC double glazed window to the front elevation, one double radiator, and a fitted carpet. This room is presently utilised as a home office/study.

GENERAL

The property is constructed of brick and is surmounted by a blue slate roof. It benefits from all mains services including gas, water, and electricity, together with UPVC 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 large enclosed gated and walled area with a tarmac drive providing secure off-road parking for numerous vehicles. Steps lead to a flagged patio area with access to the front entrance door. To the side there is a raised garden with mature plants and a flagged path leading to the rear. To the rear of the property there is a landscaped garden incorporating a flagged patio area, artificial turf, and raised shrub borders. A shared driveway to the rear provides access to a semi-detached garage.



Directions

SAT NAV HX3 0AD

Viewings

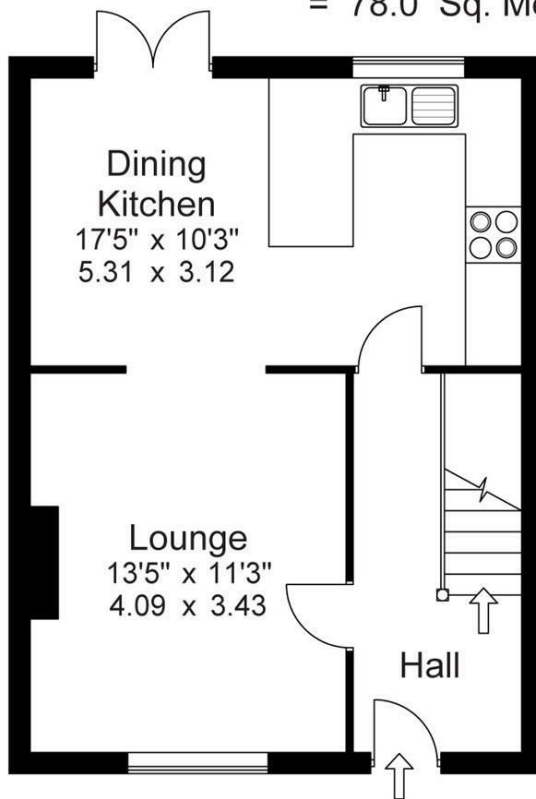
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

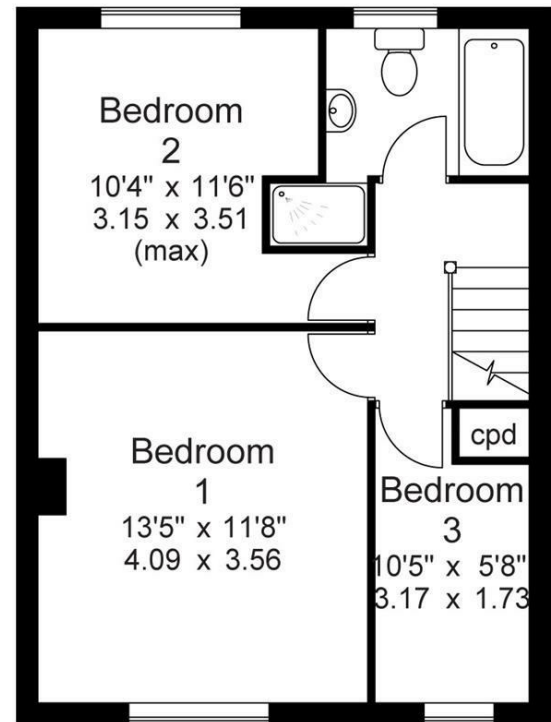
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	71	
(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 = 840 Sq. Feet
= 78.0 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.