



18 Rhodesia Avenue, Skircoat Green, Halifax, HX3 OPB

Offers Over £425,000

- : Highly Desirable Residential Location
- : Attractive Accommodation
- : Spacious Bathroom & Downstairs Cloakroom
- : Period Features
- : Realistically Priced
- : Spacious Period Semi Detached Residence
- : 5 Bedrooms
- : Utility Room, Cellars & Store Room
- : Close To Outstanding Schools
- : Viewing Essential

18 Rhodesia Avenue, Halifax HX3 0PB

Situated in one of Caldendale's premier residential locations, within the heart of Skircoat Green, lies this superior stone-built semi-detached residence, providing attractive and spacious five-bedroom family accommodation.

Just step inside this superb property and you cannot fail to be impressed by the accommodation provided, which briefly comprises an Entrance Vestibule, Entrance Hall, Downstairs Cloakroom, Cloaks/Store Room, Spacious Lounge with bay window, Modern Fully Fitted Dining Kitchen, Utility Room, Cellars, 5 Bedrooms, and a Spacious Bathroom, Gardens, Gas Central Heating, Majority uPVC Double Glazing & Off Road Parking.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, shops, parks and Calderdale Royal Hospital, 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 purchase such a spacious period semi-detached residence in this sought-after location and, as such, an early appointment to view is strongly recommended.



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Council Tax Band: E



ENTRANCE VESTIBULE

Front entrance door with leaded and stained glass panel above opens into the Entrance Vestibule with cornice to ceiling and matching dado rail. From the Entrance Vestibule, a period stained and leaded glass door opens into the Entrance Hall.

ENTRANCE HALL

A spacious welcoming Entrance Hall with leaded and stained glass panels to the side and above the entrance door, cornice to ceiling with matching dado rail, laminate wood floor and one double radiator. There also is a upvc side door leading to the drive. From the Entrance Hall, doors lead to the Lounge, Dining Kitchen, Downstairs Cloakroom, Cloaks/Store Room and Cellar, with a spindle staircase leading to the First Floor Landing.

From the entrance hall door to

LOUNGE

17'11" into bay x 14'5"

This elegant and spacious reception room has a bay window to the front elevation with period leaded and stained glass upper panels, feature fireplace incorporating a wooden mantel with marble inset and hearth housing an electric living flame fire. To either side of the chimney breast are built-in cupboards and shelving providing excellent display facilities. Cornice to ceiling with matching dado rail, two double radiators, television point and fitted carpet.

From the entrance hall door opens to the

DINING KITCHEN

17'3" x 11'2"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a Belling multi-fuel stove and extractor canopy above. Stainless steel one and a half bowl sink unit with mixer tap, plumbing for an automatic dishwasher and tiling around the work surfaces with complementing colour scheme to the remaining walls. Cornice to ceiling with inset spotlight fittings, matching flooring, UPVC double glazed window to the rear elevation overlooking the garden and one double radiator.

From the Dining Kitchen, an opening leads through to the utility room

UTILITY ROOM

7'3" x 7'6"

Fitted with matching base units and work surface, plumbing for an automatic washing machine, UPVC double glazed rear

entrance door providing access to the rear garden and one double radiator.

From the entrance hall door opens to the

CLOAKS / STORE ROOM

Providing excellent storage facilities and one double radiator. From the Cloaks/Store Room, a door leads back to the Entrance Hall.

DOWNSTAIRS CLOAKROOM

Fitted with a two-piece suite incorporating pedestal wash hand basin and low flush W/C. The cloakroom is extensively tiled around the suite with complementing ducor to the remaining walls, built-in storage cupboard, extractor fan and one double radiator.

From the entrance hall door to the

CELLARS

Stairs lead down from the Entrance Hall to the Cellars. The Coal Cellar provides useful storage facilities and leads through to a further Keep Cellar, again offering excellent storage. A door then opens into the Main Cellar which has a window to the rear elevation, UPVC double glazed rear entrance door with steps leading to the rear garden, houses the Vaillant combination boiler and retains the original cast iron cooking range to the chimney breast.

From the entrance hall a spindled staircase leads to the

FIRST FLOOR LANDING

A spindle staircase with fitted carpet leads to a Half Landing with window to the side elevation. Further stairs rise to the First Floor Landing with cornice to ceiling, modern vertical radiator and fitted carpet.

From the Landing door to the

BATHROOM

9'10" x 11'1"

Modern four-piece suite incorporating pedestal wash hand basin, low flush W/C, freestanding Victorian-style clawfoot bath with mixer shower tap and a large walk-in shower cubicle with rainfall and handheld shower fittings. The bathroom is extensively tiled around the suite with complementing ducor to the remaining walls. UPVC double glazed window to the rear elevation with colonial-style blind together with a further side window. Built-in cupboards to either side of the chimney breast provide useful storage facilities, together with two heated towel rails.

From the landing door to

BEDROOM ONE

16'8" into bay x 13'4"

This spacious double bedroom has a Bay window to the front elevation incorporating UPVC double glazing, cornice to ceiling, two double radiators and a fitted carpet.

From the landing door to

BEDROOM TWO

11'4" x 17'3"

This second double bedroom has a UPVC double glazed window to the rear elevation with window blinds, cornice to ceiling, two double radiators and fitted carpet.

From the landing door to

BEDROOM THREE / STUDY

9'8" x 7'10"

UPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and matching flooring. This single bedroom is presently utilised as a Home Office/Study.

From the first floor landing stairs lead to the

SECOND FLOOR LANDING

A spindle staircase with fitted carpet leads to a Half Landing with window to the side elevation. Further stairs rise to the Second Floor Landing with one double radiator, access to under-eaves storage and fitted carpet.

From the second floor landing door to

STORE ROOM

Providing excellent storage facilities.

From the landing door to

BEDROOM FOUR

11'9" x 13'10"

This fourth double bedroom has a uPVC double glazed dormer window to the rear elevation, one double radiator and fitted carpet.

From the landing door to

BEDROOM FIVE

13'11" x 14'2" into bay, narrowing to 8'8"

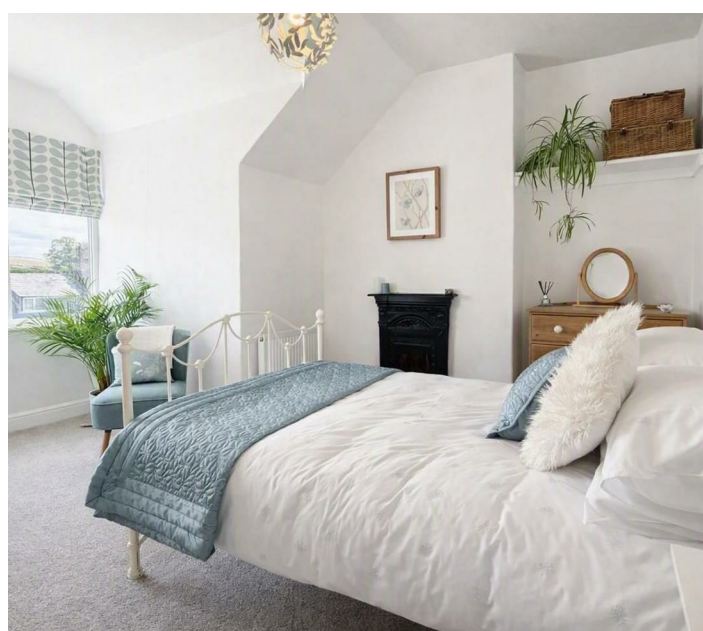
A further spacious double bedroom with a bay window to the front elevation incorporating UPVC double glazed units, period cast iron fireplace to the chimney breast, two double radiators and fitted carpet.

GENERAL

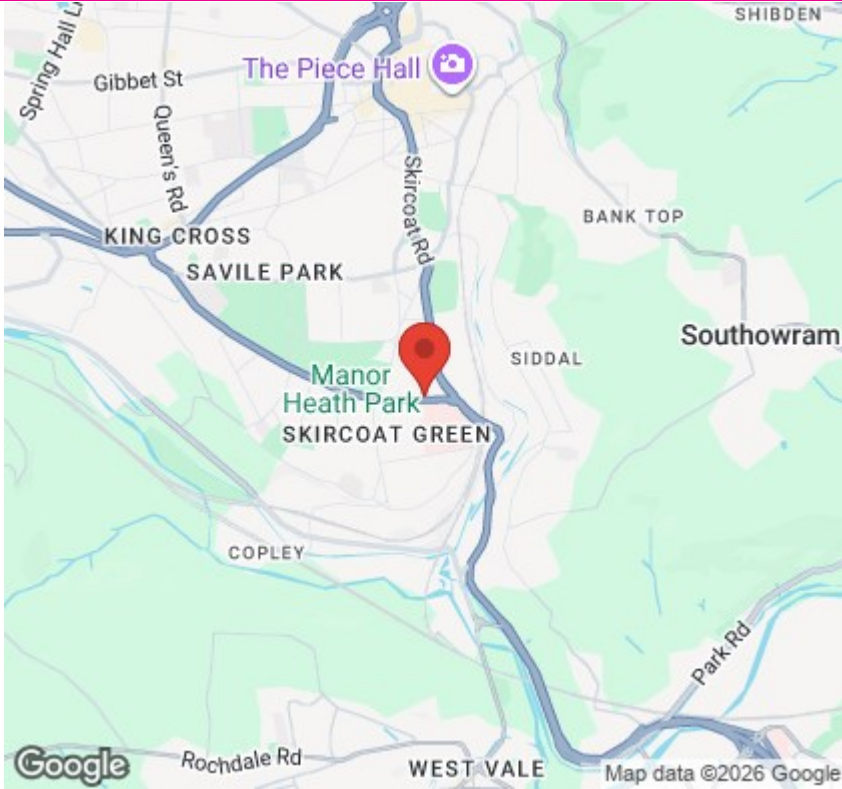
The property is constructed of stone and is surmounted by a slate roof. It has the benefit of all mains services including gas, water and electricity, together with gas central heating throughout and the majority of the windows being UPVC double glazed. The property is Freehold and is in Council Tax Band E.

EXTERNAL

To the front of the property there is a garden with steps leading to the covered front entrance porch. To the side of the property there is a shared driveway leading to an off-road parking space at the rear. The rear garden incorporates a flagged patio area raised flower beds, a garden shed, and steps leading down to the Cellar.







Directions

SAT NAV HX3 OPB

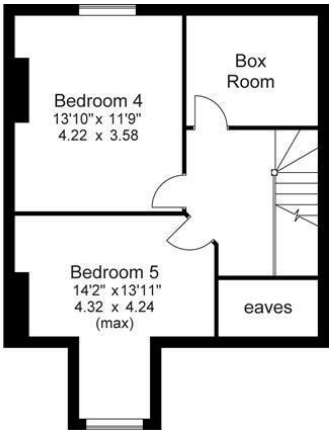
Viewings

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

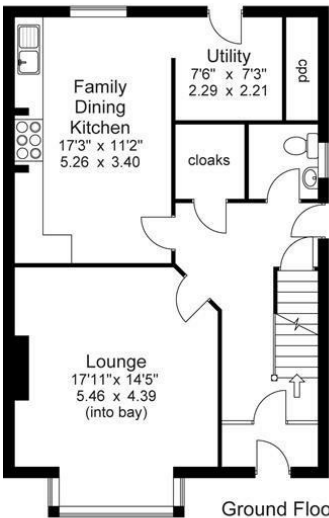
EPC Rating:

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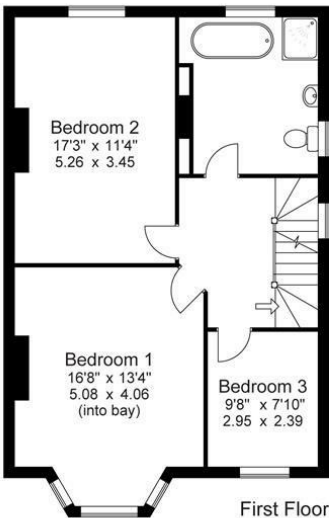
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Floor Area = 1885 Sq. Feet
= 175.1 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.