



Lower Wood Crest Dudwell Lane, Skircoat Green, Halifax, HX3 OSD

Offers Around £395,000

- : Situated In One Of Calderdale's Premier Residential Locations
- : Spacious Accommodation
- : Integral Garage
- : Spacious Lounge
- : Easy Access To Halifax Town Centre & Local Amenities
- : Individually Designed & Built Detached Bungalow
- : 2 Double Bedrooms
- : Manageable Outside Space
- : Requires Some Cosmetic Attention
- : Viewing Essential

# Lower Wood Crest Dudwell Lane, Halifax HX3 0SD

Nestled in the charming area of Skircoat Green, Halifax, this delightful bungalow on Dudwell Lane offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-proportioned bedrooms are ideal for restful nights, making it a perfect home for couples or small families.

Although this individually designed and built detached bungalow requires some cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the spacious accommodation provided.

For those who value parking, this property includes an integral garage and ample parking adding to the convenience of everyday living. The village of Skircoat Green is known for its friendly community, picturesque views, parks and local shops as well as providing easy access to Halifax Town Centre & Calderdale Royal Hospital making it an excellent choice for anyone looking to settle in a peaceful yet accessible location.

This bungalow is not just a house; it is a place where memories can be made. Whether you are looking to downsize or simply seeking to relocate, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in one of Calderdale's most sought-after neighbourhoods. Do not miss the chance to make this charming bungalow your new home.



Council Tax Band: E



### ENTRANCE HALL

Glass panelled entrance door opens into the entrance hall, which is wood panelled and has two double radiators and a fitted carpet.

From the entrance hall door to the

### LOUNGE

21'7" x 11'6"

The central feature of this spacious lounge is the brick-built fireplace incorporating a solid fuel stove on a stone hearth. The charm and character of this room is enhanced by a beamed ceiling and stained glass windows to the side elevation, together with a further leaded double glazed window to the side and French doors to the front which provide this room with its light and spacious aspect. Two double radiators and a fitted carpet.

From the entrance hall door to the

### DINING ROOM

9'6" x 10'2"

With a leaded double glazed window to the front elevation, double radiator and a fitted carpet.

From the dining room door opens to the

### BREAKFAST KITCHEN

12'0" x 10'2"

Fitted with a range of matching wall and base units incorporating work surfaces with a single drainer stainless steel sink unit with mixer tap. Four-ring gas hob with electric oven beneath and extractor in canopy above. Integrated dishwasher, integrated fridge freezer and deep fat fryer. Beamed ceiling, built-in seating area, and a leaded double glazed window to the front elevation.

From the entrance hall door to the

### INTEGRAL GARAGE

18'6" x 9'6"

An integral garage with an up-and-over door, leaded window to the side elevation, power and light. The garage houses the Worcester combination boiler is plumbed for an automatic washing machine and has power points for a tumble dryer.

From the entrance hall door to the

### BATHROOM

With four-piece suite in champagne shade incorporating panelled bath with Victorian-style mixer shower tap, hand wash basin set in vanity unit, VVC, and shower cubicle with shower unit. Fully tiled walls, inset spotlight fittings to ceiling, double radiator, leaded window to rear elevation and fitted carpet.

From the entrance hall door to

### BEDROOM ONE

11'11" x 11'0"

Fitted bedroom furniture to two walls incorporating wardrobes, corner shelving units, chest of drawers, dressing table and matching bedside cabinets. Leaded double glazed window to the rear elevation, double radiator and fitted carpet.

From the entrance hall door to

### BEDROOM TWO

14'10" x 8'0"

Fitted bedroom furniture to two walls. Leaded double glazed window to the rear elevation, double radiator and fitted carpet.

### GENERAL

The property is constructed of artificial stone and is surmounted with a blue slate roof. It has the benefit of all mains services of gas, water and electric with the added benefit of gas central heating and double glazing. The property is Freehold and is in council tax band E

### EXTERNAL DETAILS

Access is via a private driveway from Dudwell Lane, providing ample off-road parking and leading to the integral garage. To one side of the property there is a small garden area, with a flagged patio seating area to the side, path to the rear.



## Directions

SAT NAV HX3 OSD

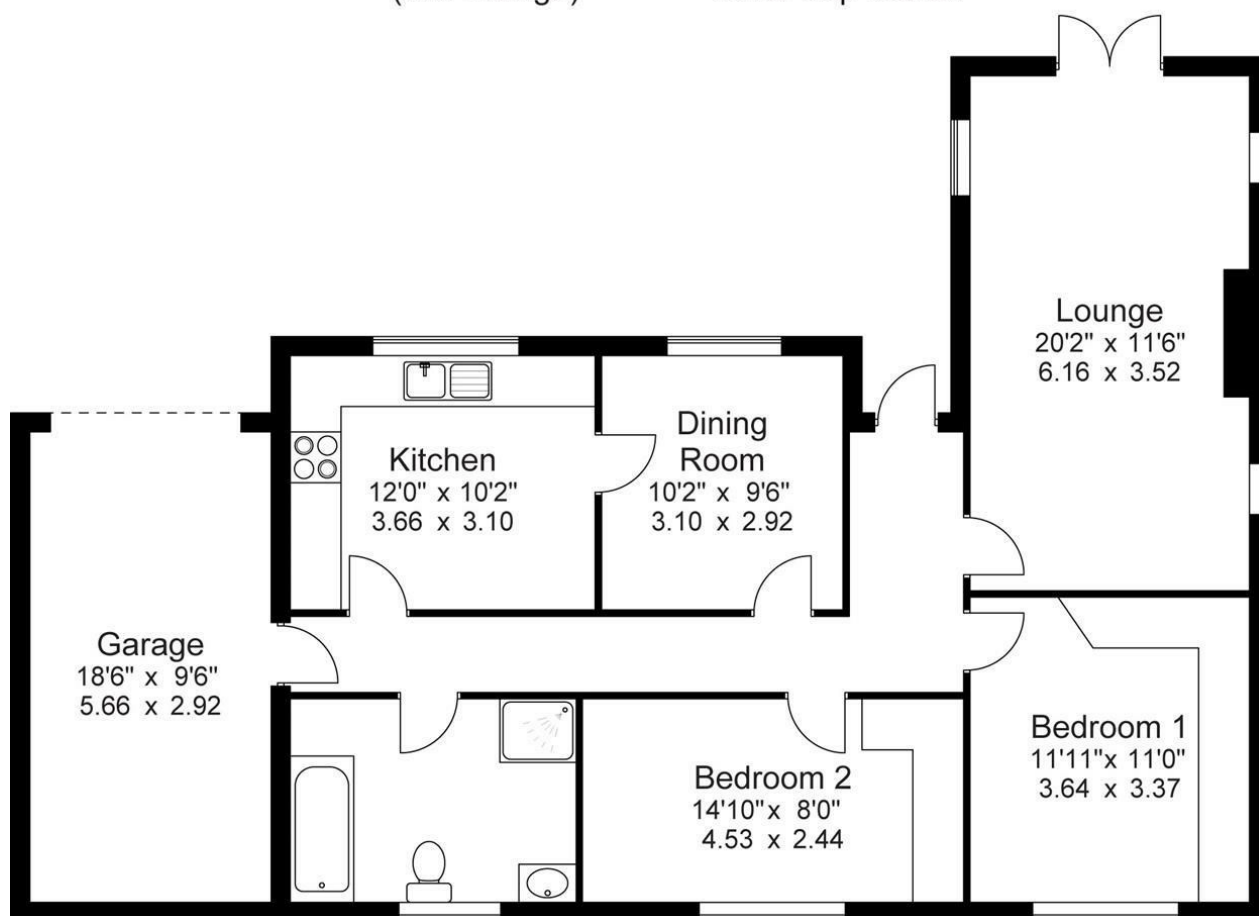
## Viewings

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Approx Gross Floor Area = 1093 Sq. Feet  
(inc. Garage) = 101.6 Sq. Metres



For illustrative purposes only. Not to scale.