



25 Green Park Avenue, Skircoat Green, Halifax, HX3 0SR

Offers Over £280,000

- : Highly Desirable Location
- : Attractive Family Accommodation
- : Open Plan Dining Kitchen
- : Detached Garage & Further Off Road Parking
- : Realistically Priced
- : Close To Outstanding Schools
- : Period 3 Bedroomed Semi Detached
- : South Facing Garden
- : Easy Access to Halifax & M62
- : Viewing Essential

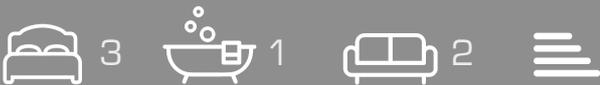
25 Green Park Avenue, Halifax HX3 0SR

Situated in one of Calderdale's premier residential locations lies this three-bedroom semi-detached residence providing attractive family accommodation.

The property briefly comprises an entrance hall, lounge, open plan dining kitchen, three bedrooms, a bathroom with a modern four-piece suite, gardens, off-road parking, UPVC double glazing, and gas central heating.

This delightful period property 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 & Leeds

An internal inspection is absolutely essential to fully appreciate this attractive family home, which is being offered for sale at this realistic asking price in order to encourage a prompt sale.



Council Tax Band: C



ENTRANCE HALL

UPVC double glazed front entrance door opens into a welcoming entrance hall with cornice to ceiling, one single radiator, and a door to an under-stairs storage cupboard housing the Ideal central heating boiler.

From the entrance hall door opens to the

LOUNGE

11'11" x 14'9" (into bay window)

Featuring a bay window to the front elevation incorporating UPVC double glazed units, an encased coal-effect living flame gas fire set to the chimney breast on a matching marble hearth, cornice to ceiling, one single radiator, TV point, and a fitted carpet.

From the entrance hall door opens to the

DINING KITCHEN

17'11" max x 11'11" max, narrowing to 8'9"

A spacious open plan room divided into kitchen and dining areas:

KITCHEN AREA

Fully fitted with a range of modern wall and base units incorporating matching work surfaces, a stainless steel single drainer one-and-a-half bowl sink unit with mixer tap, four-ring induction hob with electric fan-assisted oven and grill beneath, and an extractor fan set within a stainless steel glazed canopy. The kitchen is plumbed for an automatic washing machine and features matching splashbacks, a UPVC double glazed window to the rear elevation, a pantry with fitted shelving, and a UPVC double glazed side entrance door.

DINING AREA

With UPVC double glazed French doors opening onto the south-facing garden, one single radiator, and a laminate wood floor.

From the entrance hall stairs with fitted carpet lead to the

LANDING

With UPVC double glazed window to the side elevation and access to a partially boarded and fully insulated loft via a fitted loft ladder.

from the landing door opens to the

BATHROOM

Fitted with a modern white four-piece suite comprising hand wash basin in a vanity unit with mixer tap, low flush W/C, panelled bath, and a large walk-in shower cubicle with both rainfall and handheld shower units. The bathroom is fully tiled and features UPVC double glazed windows to both the rear and side elevations, as well as a chrome heated towel radiator.

From the landing door opens to

BEDROOM ONE

11'11" into wardrobes x 14'10" into bay window

A spacious principal bedroom with bay window to the front elevation incorporating UPVC double glazed units. There are built-in

wardrobes and cupboards to either side of the chimney breast, cornice to ceiling, one single radiator, and a fitted carpet.

From the landing door to

BEDROOM TWO

9'11" x 11'11"

With UPVC double glazed window to the rear elevation enjoying an attractive garden outlook, built-in wardrobes with cupboards to one wall, one single radiator, and a laminate wood floor.

From the landing door opens to

BEDROOM THREE

5'7" x 8'2"

With UPVC double glazed window to the front elevation, one single radiator, and a fitted carpet.

GENERAL

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services including gas, water, and electricity, with UPVC double glazing and gas central heating throughout. The property is Freehold and is in Council Tax Band C.

EXTERNAL

To the front of the property there is a block paved off-road parking facility with a mature plant and shrub border. A driveway continues to the side of the property, providing further off-road parking for multiple vehicles and access to the detached garage which has an up-and-over door. To the rear of the property there is a south-facing garden with a flagged patio area, lawn with mature plants and shrubs, and a further stone flagged patio and seating area ideal for outdoor entertaining.

VIEWING

Strictly by appointment. Please telephone Property@Kemp&Co on Halifax 349222.



Directions

SAT NAV HX3 0SR

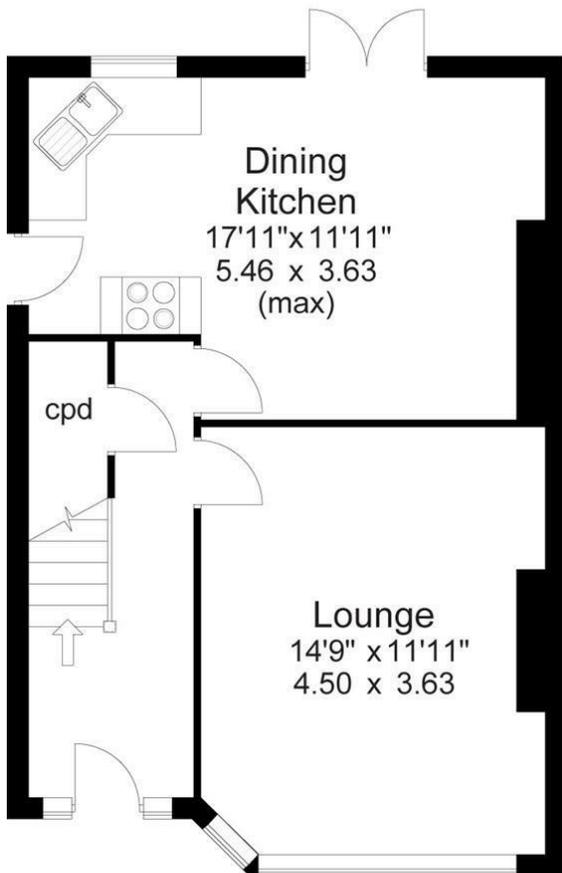
Viewings

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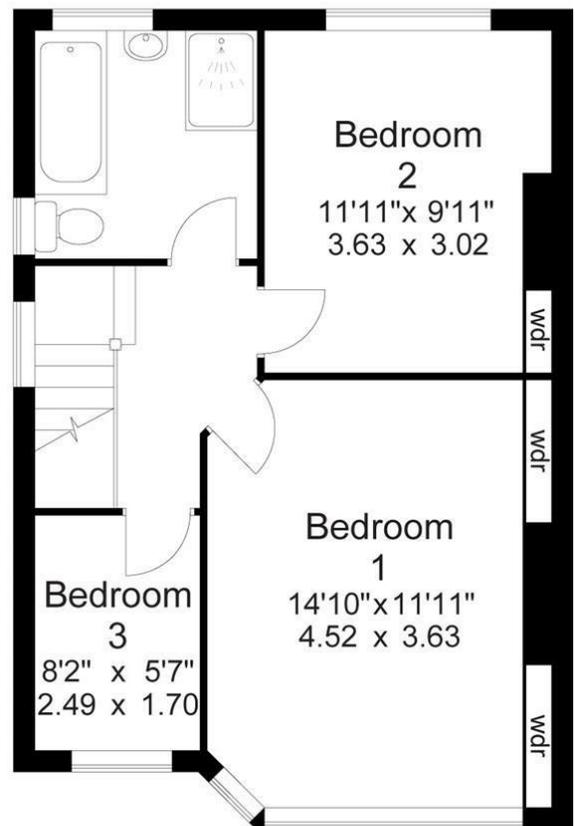
EPC Rating:

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 = 953 Sq. Feet
= 88.5 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.