



2 Linden Mews Linden Road, Skircoat Green, Halifax, HX3 0AR

Offers Over £525,000

- : Highly Desirable Residential Location
- : Spacious Period Residence
- : Open Plan Dining Kitchen & Family Room
- : 4 Bedrooms, 3 Bathrooms, & A Downstairs Cloakroom
- : Close To Outstanding Schools
- : Superb Family Home
- : Attractive Accommodation
- : Spacious Sitting Room
- : Garden & Off Road Parking
- : Viewing Essential



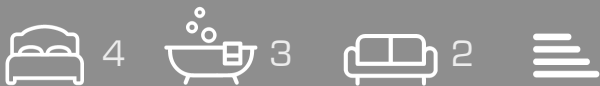
## 2 Linden Mews Linden Road, Halifax HX3 0AR

Situated in one of Calderdale's premier residential locations in the highly regarded area of Skircoat Green, lies this superb four-bedroom semi-detached Victorian residence providing extremely attractive and spacious family accommodation.

Just step inside this delightful family home and you cannot fail to be impressed by the spacious accommodation on offer, which boasts a wealth of quality fixtures and fittings whilst retaining many period features. The property briefly comprises, an entrance vestibule, entrance hall, downstairs cloakroom, spacious sitting room, open-plan dining kitchen and family room, utility room, a suite of cellars, four double bedrooms, and three bathrooms. Externally there is off-road parking for two vehicles to the front with extra parking for visitors and an enclosed private garden to the rear.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, together with 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 quality home in this sought-after location, and as such, an early inspection to view is strongly recommended to avoid disappointment.



Council Tax Band: F



### ENTRANCE VESTIBULE

Front entrance door opens into the vestibule, with a further glass-panelled door opening into the

### ENTRANCE HALL

This spacious entrance hall has a superb spindled staircase leading to the first-floor accommodation, two double radiators, and a fitted carpet. Door to cloaks cupboard with coat-hanging facilities and extra storage above. Door to boiler room housing the cylinder tank and providing useful storage space.

From the entrance hall a door opens to the

### DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite incorporating hand wash basin with mixer tap and low flush WC. Tiled floor, chrome heated towel rail/radiator, and inset spotlight fittings to the ceiling.

From the entrance hall a door opens to the

### SITTING ROOM

20'6" x 16'6"

A light and spacious reception room with an angular bay window to the front elevation incorporating UPVC double glazed units, and a further UPVC double glazed window to the side elevation provides this room with its light and spacious aspect. Feature fireplace incorporating a log-burning stove set on a matching hearth with wall-mounted TV fittings above. Two double radiators and a fitted carpet.

From the entrance hall door opens to the

### DINING KITCHEN & FAMILY ROOM

26'0" (maximum) x 15'9" (maximum)

An impressive open-plan space incorporating:

: Kitchen Area Fully fitted with a range of modern wall and base units incorporating cupboards and drawers with matching work surfaces, single drainer sink unit with mixer tap, five-ring gas hob with extractor and glazed canopy above, fan-assisted electric oven, integrated microwave/combi oven, integrated fridge, and integrated dishwasher. This superb kitchen is tiled around the work surfaces with complementing colour scheme to the

remaining walls. UPVC double glazed window to the rear elevation overlooking the garden, and inset spotlights to the ceiling.

: Dining & Family Area A bright living/dining space with UPVC double glazed bi-folding doors to the rear elevation opening onto the private south west facing rear garden. Two double radiators.

From the dining kitchen, a door opens into the

### UTILITY ROOM

Plumbing for an automatic washing machine, power point for a tumble dryer, and housing for the Baxi combination boiler. Side entrance door.

From the utility room a door opens to stairs leading down to the suite of cellars.

### CELLARS

This suite of cellars provides excellent storage facilities with power and light. Two of the cellar rooms are used as games rooms with pool table and table tennis table.

From the entrance hall a sweeping staircase leads to a

### HALF LANDING

with an impressive leaded period arched window to the side elevation. Further stairs lead to the

### GALLERIED LANDING

with cornice to ceiling, storage cupboard, and wardrobe with hanging rail and storage above.

From the landing door to

### MASTER BEDROOM

16'9" x 11'8"

This double bedroom has uPVC double glazed windows to the front elevation providing this room with its light and spacious aspect. Built-in wardrobes to one wall with matching fitted drawers, TV point, double radiator, and a fitted carpet.

From the bedroom door to



### EN SUITE SHOWER ROOM

This modern en suite shower room is fitted with a modern white three-piece suite incorporating hand wash basin with mixer tap, low flush W/C, and shower cubicle with rainfall and handheld shower units. Tiled around the shower and wash basin with complementing colour scheme to remaining walls and a matching tiled floor. Inset spotlights to the ceiling and a chrome heated towel rail/radiator.

From the landing door to

### BEDROOM FOUR

13'1" x 7'8"

UPVC double glazed window to the front elevation, double radiator, and fitted carpet.

From the main landing, steps lead down to a smaller landing giving access to

### BEDROOM THREE

16'0" x 8'7"

UPVC double glazed window to the rear elevation, one radiator, and fitted carpet

From bedroom three door opens into the

### JACK & JILL EN SUITE BATHROOM

Shared between Bedrooms Two and Three, this modern bathroom is fitted with a white three-piece suite incorporating hand wash basin, low flush W/C, and shower cubicle with rainfall and handheld shower units. Tiled around the shower and wash basin with complementing ducor to the remaining walls, a matching tiled floor, and chrome heated towel rail/radiator.

From the landing door to

### BEDROOM TWO

16'0" x 11'6"

UPVC double glazed windows to the rear elevation, built-in wardrobes to one wall with cupboard space above, double radiator, and fitted carpet. Access from this bedroom to the Jack & Jill en suite bathroom.

### GENERAL

The property is constructed of stone, surmounted with a blue slate roof, and benefits from all mains services including gas, water, and electric, together with UPVC double glazing and gas central heating. The property is Freehold and is in Council tax Band F

### EXTERNAL

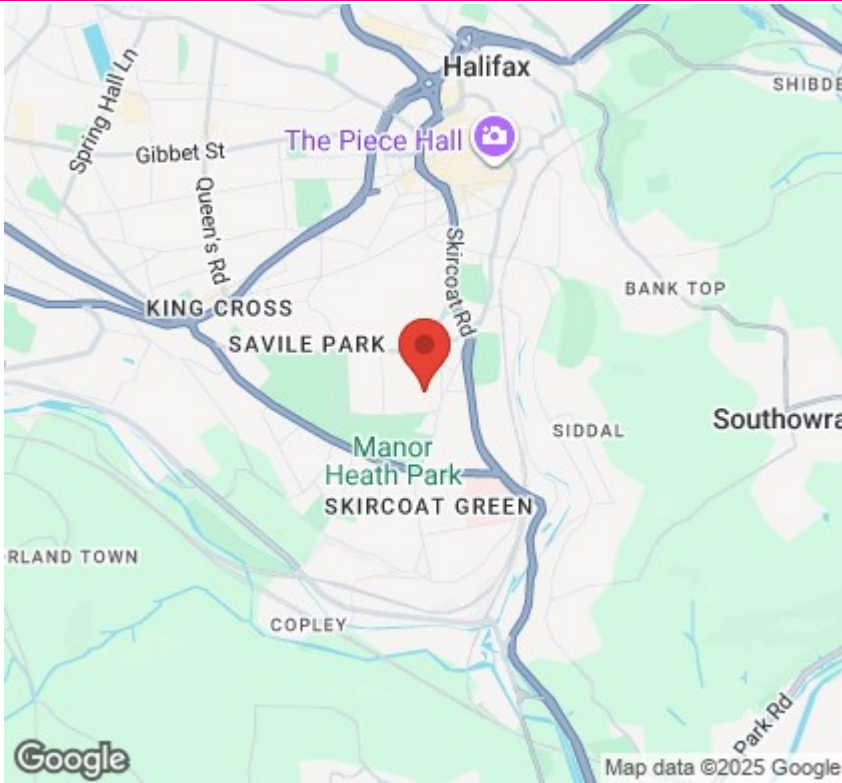
To the front there is a communal driveway providing leading to two off-road parking spaces with further parking for visitors on the communal area. Steps to the front of the house lead to a flagged patio area giving access to the front entrance door. A side path leads to the enclosed private rear garden, which can also be accessed from the dining kitchen/family room, and features a flagged patio area and an enclosed south west facing garden with an artificial lawn.











## Directions

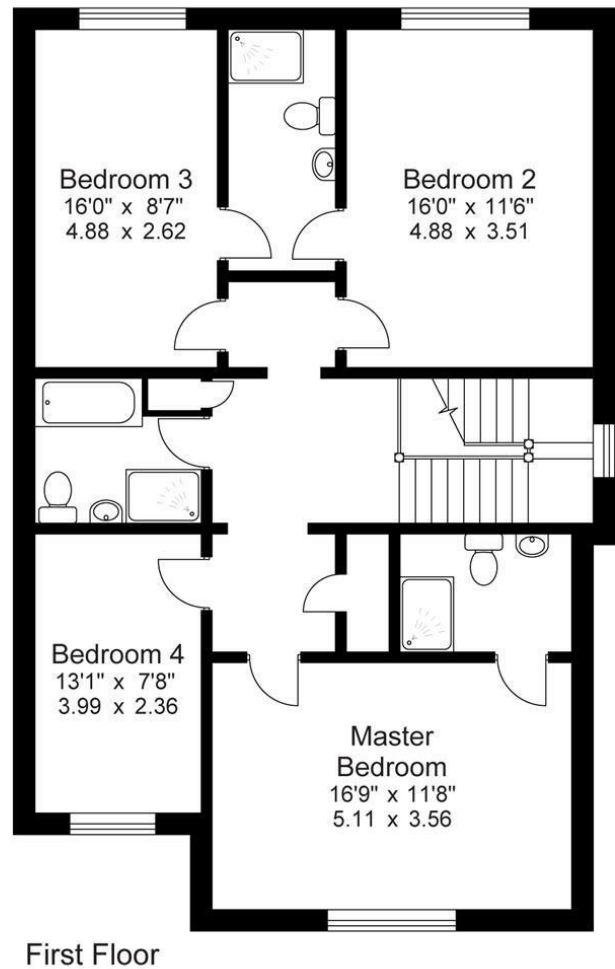
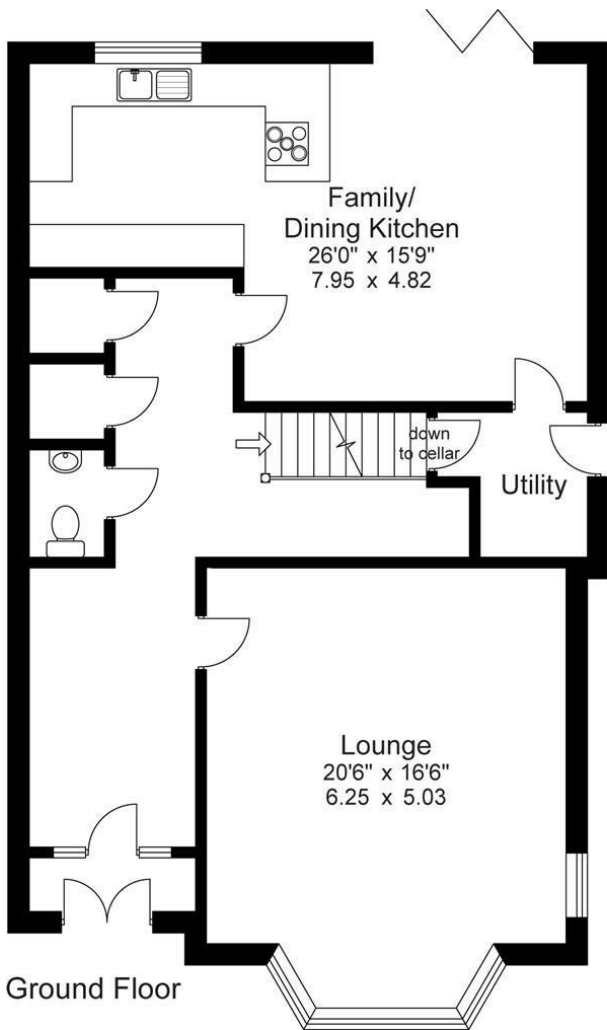
Sat Nav HX3 OAR

## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



For illustrative purposes only. Not to scale.