

17 Godfrey Road, Skircoat Green, Halifax, HX3 0LY

Offers In The Region Of £285,000

- : Newly redecorated throughout with new flooring on all levels
- : Spacious Lounge With Balcony
- : Integral Garage & Large Utility Room
- : Spacious Accommodation on 4 floors
- : Realistically Priced
- : Highly Desirable Residential Location
- : 4 Bedrooms & 2 Bathrooms
- : Close To Outstanding Schools
- : Easy Access To Halifax Town Centre & M62
- : Viewing Strongly Recommended



## 17 Godfrey Road, Halifax HX3 0LY

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this stone-built semi-detached residence providing attractive modern living accommodation across four levels.

The property briefly comprises a dining kitchen, lounge with balcony, basement integral garage, large utility room, four bedrooms, and two bathrooms. The property has the benefit of uPVC double glazing and gas central heating throughout.

This desirable family home offers excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as convenient links to Halifax Town Centre and the trans-Pennine road and rail network, connecting easily to the business centres of Manchester and Leeds.

It is rare to find a modern four-bedroom stone-built property in this highly sought-after location at this affordable price and as such, an early appointment to view is strongly recommended.



4



2



1



C

Council Tax Band: C



### DINING KITCHEN

13'10" x 13'5"

Fitted with a range of modern wall and base units with matching work surfaces and tiled splashbacks. Features a single drainer one-and-a-half bowl sink with mixer tap, multi-fuel cooking range with extractor in canopy above, integrated dishwasher and fridge freezer. Complementary colour scheme to the walls, inset ceiling spotlights, laminate wood flooring, and a uPVC double glazed window to the front elevation. One double radiator.

From the dining kitchen door opens to the

### INNER HALL

With fitted carpet and stairs leading to the lounge

From the inner hall door opens to the

### LOUNGE

16'6" x 13'7"

A spacious reception room with a feature Minster-style fireplace housing a coal-effect gas fire. Corniced ceiling with inset spotlights, one double radiator, and TV point. uPVC double glazed window to the side elevation and uPVC French doors with glazed panels to either side opening onto the:

### BALCONY

14'2" x 11'8"

An impressive outdoor space ideal for relaxing and enjoying far-reaching views over surrounding countryside.

From the dining kitchen door opens to stairs leading down to the

### INTEGRAL GARAGE

12'11" x 20'2"

This spacious integral garage has an electric up-and-over door, power, and lighting.

From the integral garage door opens to the

### UTILITY ROOM

12'11" x 12'1"

This spacious utility room is fitted with a single drainer sink unit with cupboards and drawers beneath, matching wall and base units, plumbing for an automatic washing machine, Worcester combination boiler, and hot water tank. One double radiator, power, and lighting.

From the inner hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet and staircase rising to the second floor.

From the landing door opens to the

### BATHROOM

Modern four-piece suite incorporating hand wash basin with mixer tap set into vanity furniture, low-flush W/C, panelled Jacuzzi-style bath, and corner shower cubicle. The bathroom is extensively tiled around the suite with complementary colour scheme to the remaining walls and a tiled floor. Chrome towel radiator and uPVC double glazed window to the front elevation.

From the landing door opens to

### BEDROOM FOUR

13'5" x 7'3"

uPVC double glazed window to the front elevation, inset ceiling spotlights, one double radiator, and fitted carpet.

From the landing door opens to

### BEDROOM ONE

13'7" x 13'0"

This spacious double bedroom has a uPVC double glazed window to the rear elevation, full-length fitted wardrobes (2 with mirrored fronts), one radiator, and fitted carpet.

From the landing stairs with fitted carpet lead to the

### SECOND FLOOR LANDING

With door to

### BEDROOM TWO

13'9" x 14'8" (max)

This double bedroom has two double glazed skylight windows, exposed ceiling beam, inset ceiling spotlights, access to roof space, one radiator, and fitted carpet.

From the bedroom door to the

### EN SUITE SHOWER ROOM

Three-piece suite including hand wash basin set into vanity unit, low-flush W/C, and shower cubicle. Inset spotlights, chrome towel radiator, and extractor fan.

From the landing door to

### BEDROOM THREE

13'9" x 13'5"

Two double glazed skylight windows, exposed ceiling beam, inset ceiling spotlights, one radiator, and fitted carpet.

### GENERAL

The property benefits from all mains services: gas, electricity, and water. It is uPVC double glazed throughout and served by a gas-fired central heating system via a Worcester combination boiler. The property is Freehold and is in Council Tax Band C.

### EXTERNAL DETAILS

To the rear of the property, there is a large, elevated balcony offering far-reaching views and providing an ideal outdoor space for relaxing or entertaining. There is access to the integral garage. To the front, there is a block-paved area with steps leading up to the front entrance.

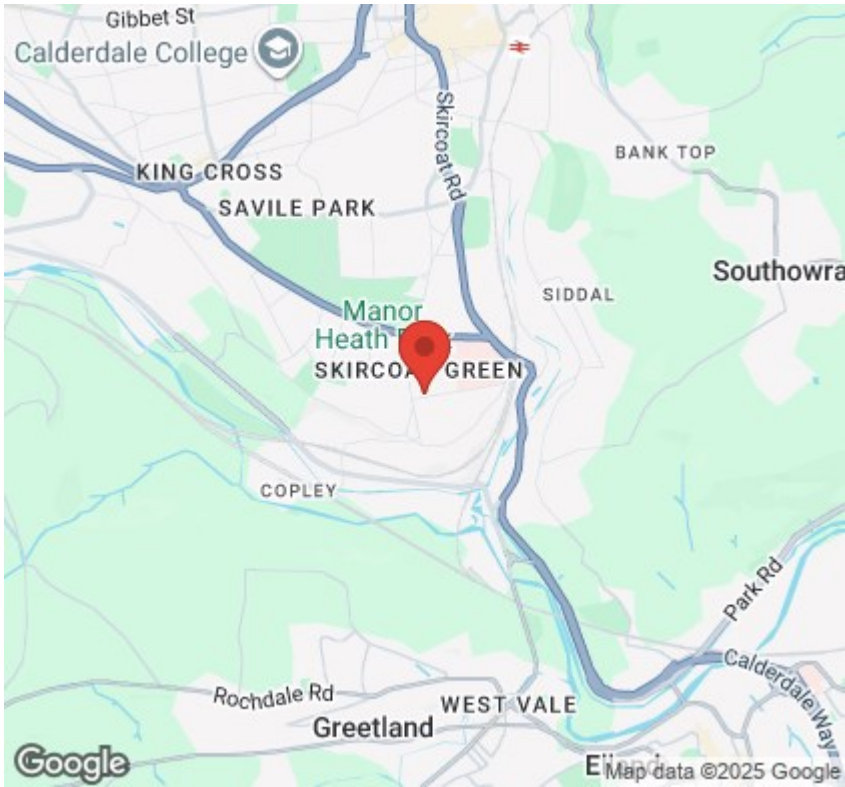
### VIEWING

Strictly by appointment. Please telephone 01422 349000 to arrange a viewing.

### DIRECTIONS

SAT NAV HX3 OLY





## Directions

SAT NAV HX3 0LY

## 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		
(69-80) C	69	80
(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	

