



87 Green Park Road, Skircoat Green, Halifax, HX3 OSW

Offers Over £240,000

- : Period 1930's Semi Detached Residence
- : Close To Outstanding Schools
- : 2 Reception Rooms
- : Gardens, Garage & Further Off Road Parking
- : Realistically Priced
- : Highly Desirable Residential Location
- : Requires Modernising
- : 3 bedrooms (Two double and one single)
- : Easy Access To Halifax Town Centre & M62
- : Viewing Strongly Recommended

87 Green Park Road, Halifax HX3 0SW

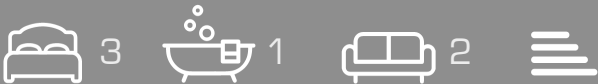
Situated in one of Calderdale's premier residential locations, in the heart of Skircoat Green, lies this period 1930s three-bedroomed semi-detached residence, providing an ideal family home.

Although the property requires modernising, which is reflected in the asking price, and an internal inspection is absolutely essential to fully appreciate the potential this family property provides.

The property briefly comprises an entrance hall, two reception rooms, kitchen, three bedrooms (two double and one single), bathroom and separate W.C. Externally, there are gardens to the front and rear, together with a driveway to the side leading to a detached garage. The property also benefits from UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, parks, Calderdale Royal Hospital, local shops, and cafés, 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 a three-bedroomed family home in this highly desirable residential location at such an affordable price and, as such, an early inspection to view in order to avoid disappointment is strongly recommended.



Council Tax Band: C



ENTRANCE HALL

A UPVC double glazed front entrance door opens into the entrance hall, with dado rail, UPVC double glazed window to the side elevation, one single radiator and a fitted carpet.

From the entrance hall, door to:

LOUNGE

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

With a bay window to the front elevation incorporating UPVC double glazed units. The central feature of this room is the fireplace to the chimney breast, incorporating a coal-effect living-flame gas fire on a matching hearth. Picture rail, one double radiator, TV point and a fitted carpet.

From the entrance hall, door opens into the :

DINING ROOM

11'10" narrowing to 10'8" x 12'8"

With sliding double glazed patio doors opening onto the south-facing rear garden. Feature fireplace to the chimney breast incorporating a Flavel Meisermatic Deluxe gas fire, one single radiator and fitted carpet.

From the entrance hall, door opens into the:

KITCHEN

6'6" x 8'10"

The kitchen requires modernising and is presently fitted with wall and base units, a stainless steel single-drainer sink unit with mixer tap, electric cooker and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementary colour scheme to the remaining walls. UPVC double glazed windows to the front and side elevations and UPVC double glazed side entrance door. Door to pantry with fitted shelving, providing useful storage facilities.

From the entrance hall, stairs with fitted carpet lead to the:

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation and access to the loft, which offers potential for conversion to provide an additional bedroom, subject to obtaining the relevant planning permission and building regulation approval. Double doors open to the cylinder cupboard housing the central heating boiler.

From the landing, door to:

BEDROOM THREE

8'2" x 5'6"

This single bedroom has a UPVC double glazed window to the front elevation, one single radiator, fitted carpet and a gas water heater.

From the landing, door to:

BEDROOM ONE

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

This spacious double bedroom has a bay window to the front elevation incorporating UPVC double glazed units. To either side of the chimney breast are built-in wardrobes with cupboard space above, together with a dressing table to the chimney breast with fitted drawers. One single radiator and fitted carpet.

From the landing, door to:

BEDROOM TWO

9'10" x 12'2"

The second double bedroom has a UPVC double glazed window to the rear elevation overlooking the rear garden, one single radiator and a fitted carpet.

From the landing, door to the:

BATHROOM

With three-piece suite incorporating pedestal wash basin, panelled bath and walk-in shower cubicle with Mira shower unit. The bathroom is tiled around the suite with a complementing colour scheme to the remaining walls. UPVC double glazed window to the rear elevation and one single radiator.

From the landing, door to:

SEPARATE WC

With low-flush WC and UPVC double glazed window to the side elevation.

GENERAL

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

EXTERNAL

To the front of the property there is a lawned garden together with a tarmac driveway providing off-road parking facilities for numerous vehicles and access to the front entrance door. The driveway continues down the side of the property, providing further off-road parking and leading to the rear, where there is a single detached garage with an up-and-over door. Access to the garage is limited depending on the size of the car. To the rear is a lawned, south-facing garden together with a lean-to greenhouse.



Directions

SAT NAV HX3 OSW

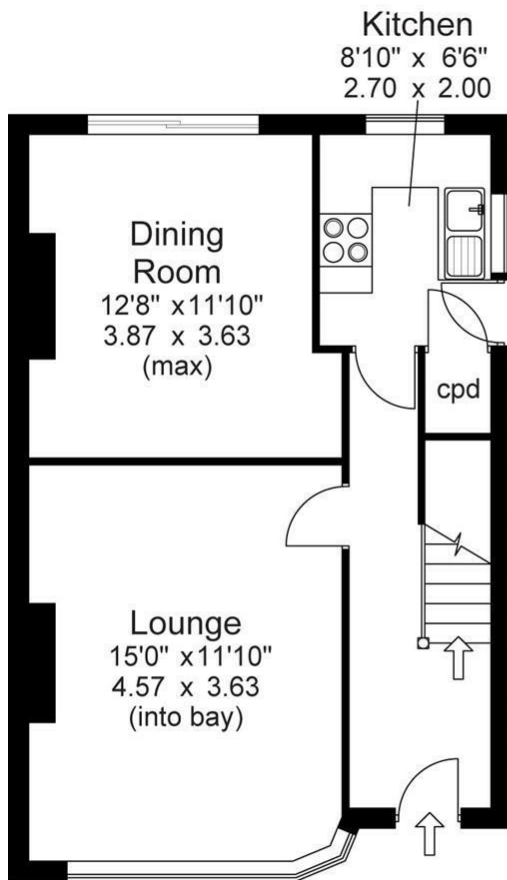
Viewings

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

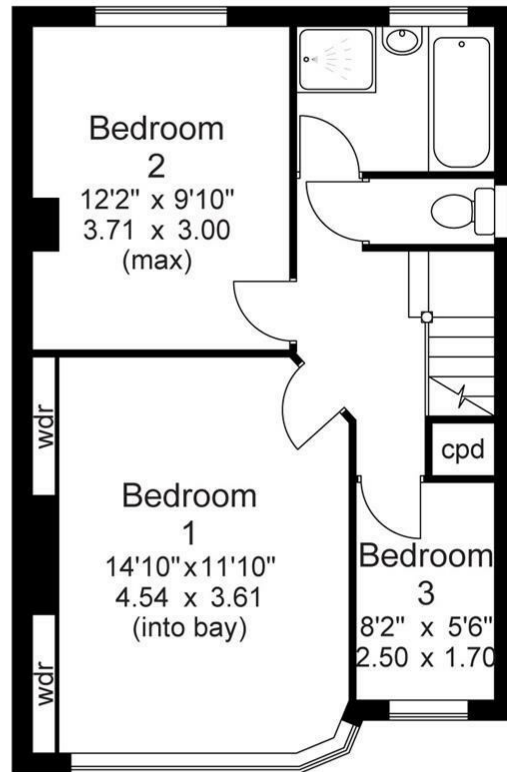
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 = 938 Sq. Feet
= 87.1 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.