



## 1 STAFFORD PLACE HUDDERSFIELD ROAD, HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this period end terraced Victorian residence providing superb and attractive spacious family accommodation. The property has recently been renovated to provide a most desirable family home within this much sought after residential location. Just step inside this impressive Victorian period property and you cannot help but be impressed by the accommodation provided which has retained many period features and has the benefit of a large garden to the front a patio garden to the side and off-road parking to the rear. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does an opportunity arrive to purchase such a quality property in this extremely convenient location and as such an early inspection to view is strongly recommended.

Price Guide: O/O £450,000



The front entrance door with arched window above opens into the

### **SPACIOUS ENTRANCE HALL**

With cornice to ceiling, dado rail, wood floor, one double radiator with shelf above, one single radiator, and one telephone point.

From the Entrance Hall a panelled door opens into the

### **SITTING ROOM 18' x 16'8**

With newly installed (Summer 2023) uPVC double glazed windows incorporating acoustic glazing with shutters to the front and side elevations provide this room with its light and spacious aspect. There is a feature period marble fireplace to the chimney breast incorporating a living flame gas stove. Cornice to ceiling with matching centre rose and picture rail, two double radiators, and one TV point.

From the Entrance Hall a panelled door opens into the

### **DINING ROOM 15'9 X 14'6**

With a period, marble fireplace incorporating cast iron and ceramic fireplace with open grate fire on a matching hearth. French doors with shutters open onto the side garden, cornice to ceiling with matching picture rail and centre rose, one double and two double radiators. To one side of the fireplace there is a built in unit with fitted shelves above

From the Entrance Hall a panelled door opens into the

### **INNER HALL**

With door to cupboard with fitted shelves providing excellent storage facilities. One double radiator, and a uPVC double glazed side entrance door.

From the Inner Hall through to the

### **MODERN FULLY FITTED BREAKFAST KITCHEN 14'10 x 11'6**

This spacious modern kitchen is fully fitted with a range of wall and base units incorporating matching granite work surfaces, with Rangemaster Classic Deluxe multi-fuel cooking range with extractor in canopy above, white Belfast sink unit with mixer tap, integrated dishwasher. Double glazed mullioned window to the side elevation, feature fireplace with living flame gas stove with stone mantle above.

From the Kitchen a panelled door opens into the

### **DOWNSTAIRS CLOAKROOM**

With uPVC double glazed window to the rear elevation and a two-piece suite incorporating a low flush WC and a hand wash basin one period style radiator. Door opens to cupboard housing the boiler which was fitted in 2023

From the Inner Hall a panelled door opens to the cellar head with steps leading down to the

### **CELLARS**

#### **KEEPING CELLAR**

With stone shelves

#### **CELLAR ONE 16' x 8'7**

With newly installed (Summer 2023) uPVC double glazed window to the rear elevation, housing the electric meter, consumer unit, and a stone flagged floor.

#### **CELLAR TWO 13'5 x 11'6**

With newly installed (Summer 2023) uPVC double glazed window to the side elevation, and a stone flagged floor.

#### **KEEP CELLAR**

Housing the gas meter and pressurised water cylinder

From the Entrance Hall a spindled staircase with fitted carpet leads to the

### **HALF LANDING**

With arch feature, a panelled door opens into the

### **BATHROOM 14'1 x 13'8**

With a four-piece suite comprising a Victorian claw foot roll top bath with mixer tap, pedestal wash basin, low flush WC and walk-in shower cubicle with overhead shower unit. Double doors to cupboard with plumbing for an automatic washing machine and space for a tumble dryer, vertical chrome heated towel rail, period style radiator and a newly installed double glazed window to the side elevation.

From the Half Landing stairs continue to the

### **FIRST FLOOR LANDING**

With Victorian stained-glass skylight window, one double radiator, fitted carpet, door to cupboard providing useful storage facilities.

From the Landing a panelled door opens into

#### **BEDROOM ONE 15'9 x 14'6**

This spacious double bedroom has a sash cord window to the side elevation, to one side of the chimney breast is a built-in wardrobe with fitted drawers beneath, two double radiators, one double radiator, fitted carpet, and cornice to ceiling with matching picture rail.

From the Bedroom a panelled door opens to the

#### **EN SUITE SHOWER ROOM**

With white three-piece suite comprising pedestal wash basin, low flush WC and an installed shower cubicle with Aquatronic 4 electric shower unit. Upvc double glazed window to the side elevation, and a heated towel rail/radiator.

From the Landing a panelled door opens into

#### **BEDROOM TWO 15' x 14'9**

This spacious bedroom has sash cord windows to the front and side elevations providing this room with its light and spacious aspect. Period marble fireplace to the chimney breast with open grate fire on a matching hearth. Cornice to ceiling with picture rail, fitted carpet, and two double radiators.

From the Landing a panelled door opens into

#### **BEDROOM THREE 10'8 x 7'8**

With sash cord window to the front elevation enjoying an attractive garden outlook, cornice to ceiling and one double radiator and a fitted carpet.

From the Landing a panelled door opens to stairs with fitted carpet leading to the

#### **SECOND FLOOR LANDING**

With a laminate wood floor, and a window to the rear elevation.

From the Landing a panelled door opens into

#### **BEDROOM FOUR 16' x 9'9**

With Velux double glazed skylight window and window to the side elevation, and a laminate wood floor.

From the Landing a door opens into

#### **BEDROOM FIVE 16' x 9'6**

With Velux double glazed skylight window and window to the side elevation, and a laminate wood floor.

#### **GENERAL**

The property is freehold and has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating and partial uPVC double glazing. A new boiler was installed, alongside 12 new radiators in 2023, and the gas central heating system was completely upgraded. The property has had a full re roofed and insulated in January 2024. The property is in Council Tax Band E.

#### **EXTERNAL**

To the front of the property there is a garden with path to the front entrance door. There is a private drive and across the private drive there is a large lawned garden with mature trees and shrubs. To the side of the property there is a flagged patio and gravelled area with mature shrubs and a raised pond. To the rear of the property there is a flagged patio and off-road parking for numerous vehicle and a further private road.

#### **TO VIEW**

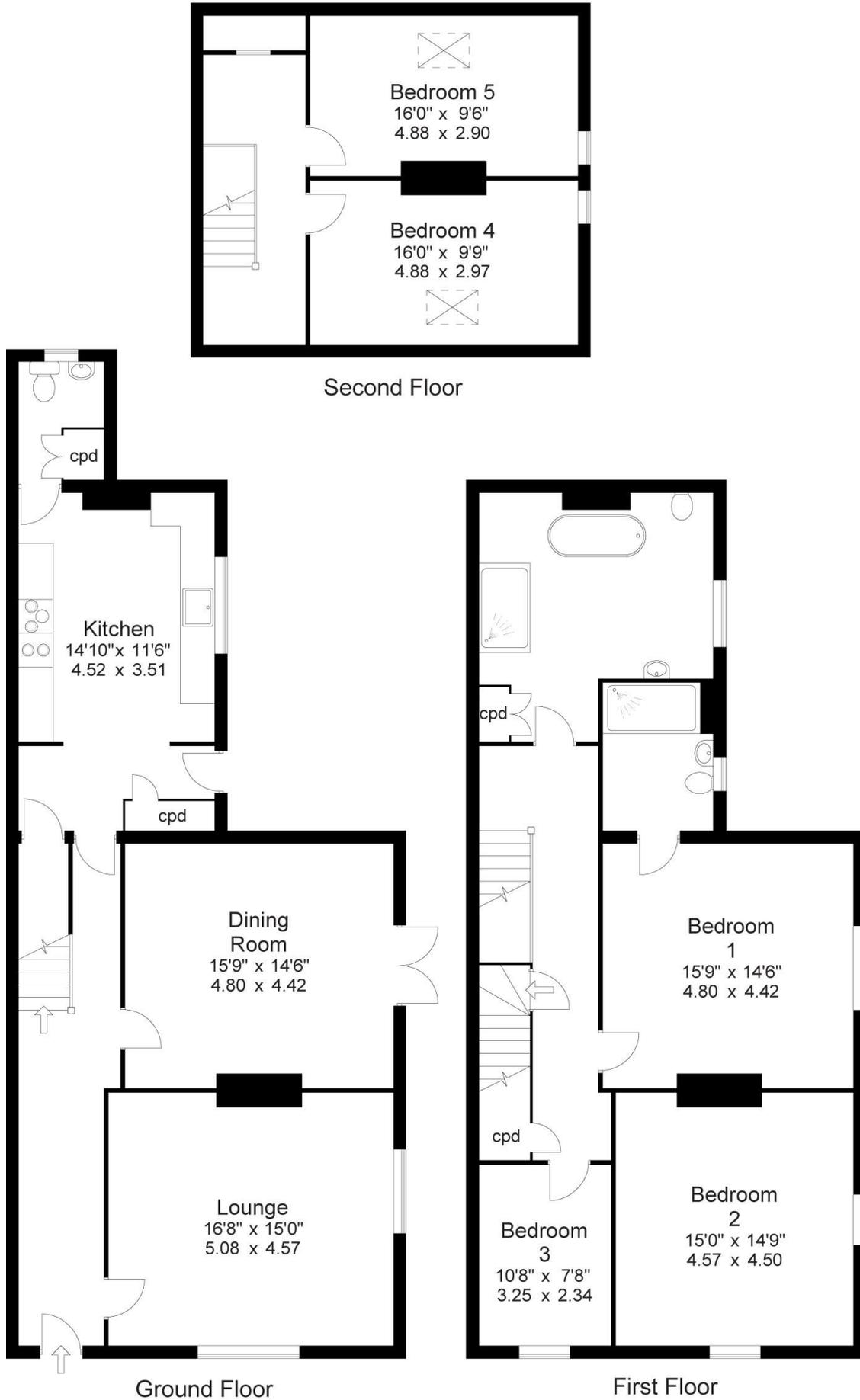
Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

#### **DIRECTIONS**

From our offices in Skircoat Green proceed along Godfrey Road, turning left at the bottom into Dudwell lane. At the traffic lights turn left into Huddersfield Road and proceed for approximately 200m Stafford Place is on the left where you will see our signboard and Number 1 is the first house on the row.

SAT NAV HX3 0NU

Approx Gross Floor Area = 2348 Sq. Feet  
= 217.65 Sq. Metres



For illustrative purposes only. Not to scale.



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