



85 ST ALBANS ROAD SKIRCOAT GREEN, HALIFAX

Situated in this highly desirable and much sought after residential location, within the heart of Skircoat Green, lies this traditional stone-built period residence providing attractive and spacious extended three bedroomed family accommodation. This superb property briefly comprises an entrance hall, two reception rooms, modern fully fitted extended kitchen with dining area, three bedrooms, modern bathroom, large garden to the rear with garage, off road parking space and outside garden room, uPVC double glazing and gas central heating. This attractive family home has retained period features and 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 and Leeds. Very rarely does the opportunity arise to purchase a property in this sought after location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £330,000

The glass panelled front entrance door with glass panels above and to the side opens into the

ENTRANCE HALL

With cornice to ceiling with matching picture rail and dado rail with lincrusta panelling beneath, one double radiator and a fitted carpet. From the Entrance Hall a door opens into the

SITTING ROOM 5.00m into bay x 3.93m



With square bay window to the front elevation incorporating uPVC double glazed units, an attractive feature of this room is the period fireplace with remote control living flame gas fire on a matching marble hearth. To either side of the fireplace are built-in cupboards and shelves providing excellent display and storage facilities, cornice to ceiling, two radiators, one TV point and a fitted carpet. From the Entrance Hall a door opens into the

MODERN FULLY FITTED KITCHEN 2.25m x 3.24m



Being fitted with a range of modern wall and base units incorporating matching granite work surfaces with five ring gas hob with extractor in stainless steel and glazed canopy above, fan assisted electric double oven and grill and integrated combination microwave, integrated fridge, integrated freezer, integrated dishwasher and washing machine, single drainer sink unit with mixer tap, uPVC double glazed window to the side elevation, two Velux double glazed skylight windows, and inset spotlight

fittings to the ceiling. From the Kitchen through to the

DINING AREA 4.88m x 2.25m



With uPVC double glazed French doors opening onto the rear garden, uPVC double glazed window to the side elevation, uPVC double glazed rear entrance door, and one double radiator. From the Dining Area through to the

LOUNGE 3.32m x 4.27m



The central feature of this room is the multi-fuel stove on a matching marble hearth, cornice to ceiling with matching picture rail, one single radiator, TV point and a fitted carpet. From the Entrance Hall a door opens to stairs leading down to the

BASEMENT CELLAR

Housing the Baxi combination boiler, uPVC double glazed window to the front elevation, and one single radiator. This basement cellar provides excellent storage facilities.

KEEP CELLAR

COAL CELLAR

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

FIRST FLOOR LANDING

With access to the fully insulated and partially boarded loft, cornice to ceiling, dado rail with lincrusta panelling beneath and a fitted carpet. From the Landing a door opens to the

BATHROOM



It has a modern white three piece suite comprising hand wash basin with mixer tap, low flush WC and panelled jacuzzi bath with shower above. This attractive modern bathroom is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, and a uPVC double glazed window to the rear elevation. From the Landing a door opens to

BEDROOM ONE 4.31m x 3.51m



This spacious double bedroom has a uPVC double glazed window to the rear elevation, to either side of the chimney breast there are built-in wardrobes with cupboard space above and fitted drawers. One radiator and a fitted carpet. From the Landing a door opens to

BEDROOM TWO 3.37m x 3.95m

This spacious double bedroom has a uPVC double glazed window to the front elevation, wardrobes to the length of one wall with sliding doors with cupboard space above, one double radiator and a fitted carpet. From the Landing a door opens into



BEDROOM THREE 2.68m x 1.98m

With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and brick and is surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and the council tax band is D.

EXTERNAL



To the front of the property there is a small walled garden with a flagged path leading to the front entrance door. To the rear of the property there is a large garden. The first part of the garden has steps down to a flagged patio area with lawned garden with mature plants and shrubs. There is then a private road leading to a detached garage with an up and over door, power, and light and further parking for several vehicles. There are steps down to a further lawned garden with an external garden room which has power and light and can be used as an office for any prospective purchaser wanting to work from home.

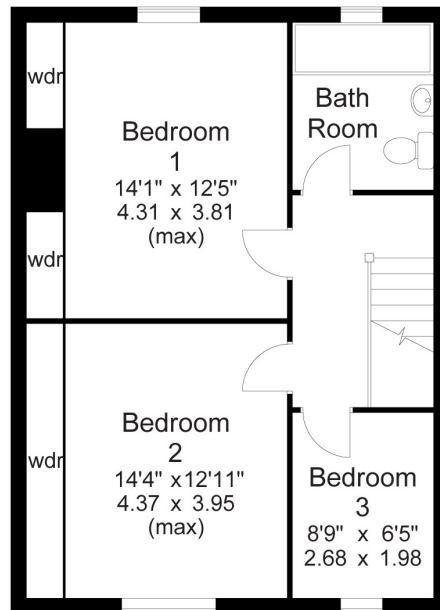
GARDEN ROOM 3.45m x 2.10m

This delightful garden room has power and light and can be used as a home office if required.

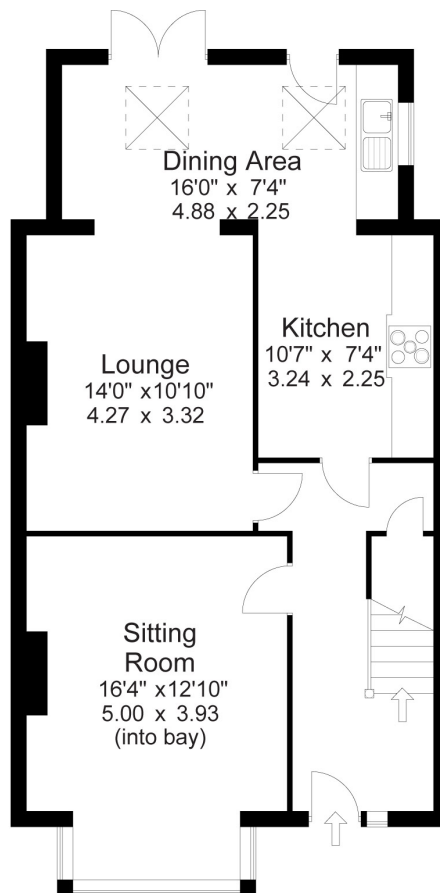
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

Approx Gross Floor Area = 1228 Sq. Feet
= 113.84 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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