



6 BELVOIR GARDENS SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations within the heart of Skircoat Green, lies this substantial four bedroomed terraced residence providing attractive family accommodation. The property briefly comprises of an entrance hall; lounge; open plan modern fully fitted kitchen and dining room; basement cellar; 4 bedrooms; modern bathroom; gardens; off road parking facilities; uPVC double glazing and gas central heating. The property is within walking distance of the local amenities of Skircoat Green and Savile Park, including excellent schools, and provides easy access to Halifax town centre and the M62 motorway network. Very rarely does the opportunity arise to purchase such a property in this ideal location and as such viewing is strongly recommended.

Price Guide: O/A £315,000

ENTRANCE HALL

With cornice to ceiling, one double radiator and a wood floor

From the Entrance Hall a door opens into the

LOUNGE 16'10" into bay x 14'6"



With angular bay window to the front elevation incorporating double glazed units and colonial style shutters, feature fireplace with living flame gas fire, cornice to ceiling and matching picture rail, one telephone point, one TV point, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

OPEN PLAN DINING KITCHEN

DINING AREA 14'9" x 12'



With a double glazed French doors to the rear elevation opening on to the rear garden, cornice to ceiling with matching centre rose, one single radiator and a wood floor.

From the Entrance Hall a door opens into the

KITCHEN AREA 11'1" x 8'10"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer one and a half bowl sink unit with a mixer tap, 5 ring gas hob, with extractor in stainless steel canopy above, fan

assisted electric oven and grill, integrated dishwasher, breakfast bar, inset spotlight fittings to the ceiling, cupboard housing the Baxi combination boiler, uPVC double glazed window to the rear elevation and a wood floor.



From the Entrance Hall a door opens to cellar head with stone steps down to the

BASEMENT CELLAR

With window to the front elevation and stone flagged floor. The cellar has power and light and plumbing for an automatic washing machine. Door to small

KEEP CELLAR

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet, cornice to ceiling and one double radiator. From the Landing a door opens to the

BATHROOM



This delightful modern bathroom is fitted with a modern 4 piece suite incorporating a pedestal wash basin, low flush WC, and a panelled bath with shower incorporating a rainforest and handheld shower heads. This modern bathroom is fully tiled with inset spotlights to the ceiling and a matching tiled floor. uPVC double glazed window to the rear elevation

From the Landing a door opens into

BEDROOM TWO 14'9" x 13'6"

This spacious double bedroom to the rear of the property has a uPVC double glazed window to the rear elevation, cast iron fireplace to the chimney breast, built-in cupboard, cornice to ceiling, one radiator, and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE 14'2" x 13'7"



This spacious double bedroom to the front of the property has a uPVC double glazed window to the front elevation, cast iron fireplace to chimney breast, cornice to ceiling, one telephone point, one radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM THREE 9'2" x 6'11"

This single bedroom is presently used as a dressing room and has a uPVC double glazed window to the front elevation, cornice to ceiling, one radiator and a fitted carpet.

From the Landing stairs lead to

SECOND FLOOR LANDING

With door to under the eaves storage facilities, one radiator and skylight window. Door to

ATTIC BEDROOM FOUR 13'3" x 12'6"



This third double bedroom has a Velux double glazed skylight window and access to under the eaves storage facilities. One double radiator and a fitted carpet.

GENERAL

The property is constructed of stone 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 gas central heating and uPVC double glazing. The property is Freehold and is in Council Tax Band D

EXTERNAL



To the front of the property there is a lawned garden with flower and shrub border. To the rear of the property there is parking for two vehicles and a raised flower bed.



TO VIEW

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

DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road and turn first right into St Albans Road, proceed down the road and Belvoir Gardens is the last turn on the right-hand side and number 6 is On the right.

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