



44 LOWER SKIRCOAT HALIFAX

Situated in one of Calderdale's premier residential locations lies this two bedroomed stone-built end cottage providing attractive accommodation which will be of special interest to the first time buyer or property investor. The property briefly comprises of a spacious lounge, a modern fitted kitchen, two bedrooms, a modern bathroom, garden and off-road parking to the front and a further garden to the rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green, including outstanding schools, as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommend.

Price Guide: O/A £145,000

The front entrance door opens into the

LOUNGE 4.15m narrowing to 3.73m x 4.26m



The central feature of this delightful room is the inglenook fireplace with electric fire on a matching hearth, the charm and character of this room is enhanced by the beamed ceiling, uPVC double glazed window to the front elevation, inset spotlight fittings, one TV point, one telephone point and a fitted carpet.



From the Lounge through to the

KITCHEN 3.31m x 2.63m



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring gas hob and fan assisted electric oven and grill and plumbing for washing machine, washing machine included. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling, window to the rear elevation, Ideal Logik central heating boiler, and one double radiator.

From the Kitchen an open staircase leads to the

FIRST FLOOR LANDING

With access via a loft ladder to a fully insulated and partially boarded loft. Exposed brick work and beam to ceiling and fitted carpet.

From the Landing a door opens to

BEDROOM ONE 4.15m x 2.67m



With uPVC double glazed window to the front elevation, built-in wardrobes to one wall, one double radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush VWC and panelled bath with Triton T80 electric shower unit. The bathroom is extensively tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, extractor fan and a chrome heated towel rail/radiator.

From the Landing a panelled door opens into

BEDROOM TWO 3.45m x 1.94m



With double doors opening to cupboard with fitted drawers beneath and cupboard space above, one double radiator and a fitted carpet. A double-glazed glass panelled rear entrance door opens to steps leading to the elevated rear garden.

GENERAL

The property is constructed of stone and is surmounted with a stone 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 in council tax band A.

EXTERNAL



To the front of the property there is a block paved garden providing off road parking facilities and a private cobbled road and flagged path. To the rear of the property there are stairs leading to an elevated south facing garden.



TO VIEW

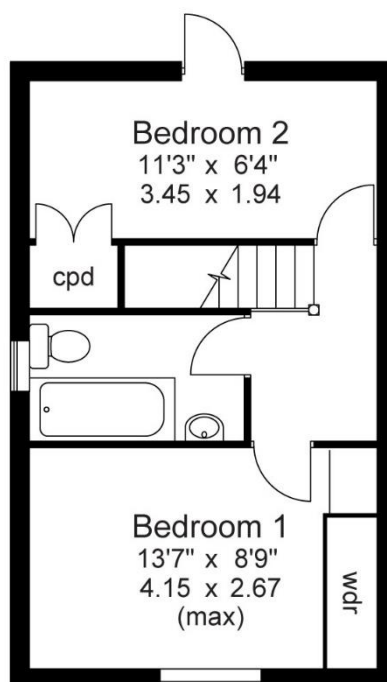
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.



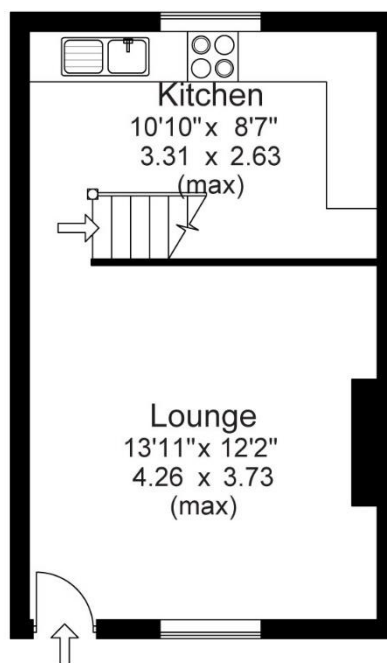
DIRECTIONS

Sat Nav HX3 OTG

Approx Gross Floor Area = 639 Sq. Feet
= 59.4 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.