



17 SPRINGWOOD DRIVE LOWER SKIRCOAT, HALIFAX

Situated in this highly desirable and much sought-after residential location, this attractive fully modernised 4 bedroomed detached residence enjoys breath-taking panoramic views and provides a most attractive and comfortable family home. It has stunning views over Norland and the surrounding countryside which can be enjoyed from the large south facing conservatory. All the rooms are light and airy with large windows which flood in the light. The accommodation is spacious, very flexible and family orientated. There are four bedrooms and two bathrooms. The accommodation is fluid and light filled with large open-plan living spaces that join with the stunning garden ideal for day-to-day family living. The property is situated in this highly desirable and extremely convenient residential location providing excellent access to Halifax, the M62 motorway network and the local amenities of Skircoat Green and Copley including 'outstanding schools. An internal inspection is absolutely essential to fully appreciate the superb views and attractive accommodation this property provides. NO UPWARD CHAIN

Price Guide: 0/0 £360,000

A uPVC double glazed entrance door opens into

ENTRANCE PORCH

With uPVC double glazed panels to three elevations. Tiled floor.

From the Entrance Porch a uPVC double glazed entrance door opens into

SPACIOUS OPEN PLAN LOUNGE AND DINING AREA 8.15m x 4.40m narrowing 3.51m



Lounge Area: with uPVC double glazed window to the front elevation, feature "marble" fireplace with encased living flame fire with matching hearth. One tv point one double radiator, and a fitted carpet.

Dining Area: With One double radiator and a fitted carpet.

From the dining area through to the

CONSERVATORY 4.03m X 2.86m



This spacious conservatory takes full advantage of the superb panoramic views this property provides. It has uPVC double glazed windows to three elevations. uPVC double glazed door opens to steps leading to the south facing garden.

MODERN FULLY FITTED KITCHEN 3.27m x 2.98m

Being fully fitted with a range of modern grey wall and base units incorporating matching work surfaces with single drainer one and a half bowl sink unit with mixer tap, Delonghi multi fuel cooking range, integrated dishwasher, and an integrated washing machine. This attractive kitchen has rose

gold coloured splash backs with complimenting colour scheme to the remaining walls. uPVC double glazed window to the front elevation enjoying delightful views. One double radiator, and a uPVC double glazed side entrance door.



From the Lounge a panel door opens into

INNER HALLWAY

With uPVC double glazed window to the front elevation, door to cupboard and one radiator.

From the Inner Hallway a panel door opens into

SHOWER ROOM

Being fitted with a modern white three-piece suite comprising pedestal wash basin, low flush wc and fully tiled shower cubicle with Mira shower unit. The shower room is fully tiled with a matching tiled floor. Modern radiator and an extractor fan. uPVC double glazed window to the front elevation.

From the Inner Hall a door opens into

BEDROOM FOUR 3.18m x 2.89m



With sliding door to large under the stair's storage facility. uPVC double glazed window the side elevation. Cupboard housing the combination boiler. Fitted carpet. And a modern radiator.

From the Lounge stairs with fitted carpet lead to

LANDING

With uPVC double glazed window to the rear elevation and door to under the eave's storage facility. Double radiator. Fitted carpet.

From the Landing a door opens to

BEDROOM ONE 4.10m x 3.50m



This double bedroom has a uPVC double glazed window to the front elevation. Doors opening to built-in wardrobe. One double radiator and a fitted carpet. From the Landing a door opens into

BEDROOM TWO 2.89m x 4.04m



This second double bedroom has a uPVC double glazed window to the front elevation. Double doors open to built-in wardrobe facility. Fitted carpet and one double radiator. From the Landing a door opens to

MODERN BATHROOM



With modern white three-piece suite comprising, pedestal

wash basin, low flush WC, and panelled bath with shower unit. uPVC double glazed window to the rear elevation. Chrome heated towel rail/radiator. This modern bathroom is fully tiled, with a matching floor and panelled ceiling with inset spotlight fittings and an extractor fan. From the Landing a panel door opens into

BEDROOM THREE 3.57m x 1.99m

With uPVC double glazed window to the rear elevation enjoying superb panoramic views. One double radiator fitted carpet and one TV point.

GENERAL

The property is freehold. It is constructed of stone and brick and is surmounted with a concrete hipped tiled 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.

EXTERNAL



To the front of the property there is a garden with drive providing off road parking facilities. There is a single garage within walking distance of the property. To the rear of the property there is a south facing two-tiered terraced garden with artificial turf and entertaining area to the first tier and a flagged patio area, lawn, mature trees and shrubs to the second tier.



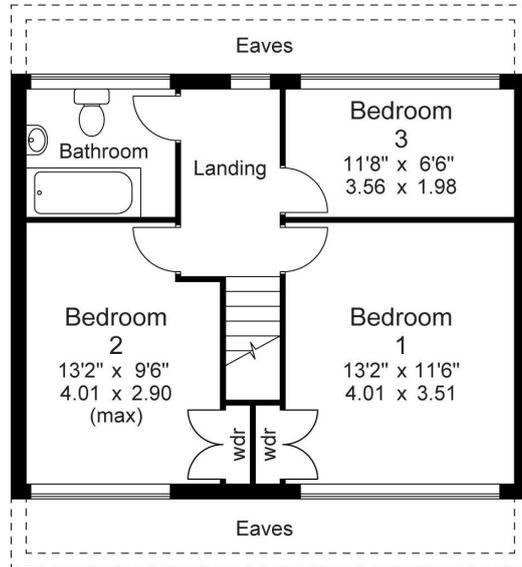
TO VIEW

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

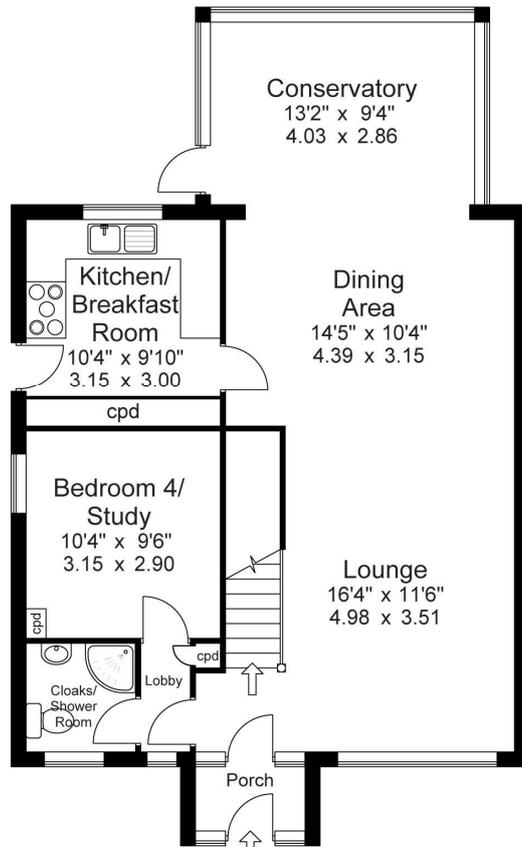
DIRECTIONS

SAT NAV HX3 OTQ

Approx Gross Floor Area = 1291 Sq. Feet
 = 119.93 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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