



WOOD COTTAGE

14A DUDWELL LANE, SKIRCOAT GREEN

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this unique and unusual four-bedroomed detached residence providing extremely attractive family accommodation. Just step inside this delightful south facing residence and you cannot fail to be impressed by the accommodation provided which has a wealth of charm and character and briefly comprises a split level entrance hall, open plan dining room and kitchen, lounge, conservatory, large rear entrance porch, four bedrooms, bathroom, large garden including studio room, workshop, and games room, gas central heating and uPVC double glazing. 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 centers of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a quality detached residence in this location and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £425,000



The composite double glazed front entrance door opens into the

SPLIT LEVEL ENTRANCE HALL

With laminate wood floor.

From the Entrance Hall a door opens into the

BATHROOM

It has a modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and a Lisna waters enclosed steam shower, jacuzzi bath with aroma therapy spa, monsoon shower, LED lights and a Bluetooth speaker. The bathroom is panelled including the ceiling, inset spotlight fittings, uPVC triple glazed windows to the side and rear elevations, one radiator and a matching floor.

From the Entrance Hall a panelled door opens into

BEDROOM ONE 4.02m x 3.69m excluding bay window.

This double bedroom has a square bay window to the front elevation incorporating triple glazed units, enjoying superb panoramic views, and incorporating a window seat. The bedroom has built-in wardrobes to one wall, beams to ceiling, a free-standing bath with a mixer tap, one radiator, and a laminate wood floor.

From the Entrance Hall a door opens into

BEDROOM TWO 3.87m x 3.17m

With uPVC triple glazed window to the front elevation enjoying superb panoramic views, there are built-in wardrobes to one wall with cupboard space above, modern vertical radiator and a fitted carpet.

From the split-level Hall stairs with fitted carpet lead down to the

LOUNGE 4.72m x 3.92m

The charm and character of this delightful room is enhanced by the feature inglenook fireplace with multi-fuel stove, the exposed brick work to the chimney breast and beams to the ceiling. This spacious room has a dado rail with wood panelling beneath and complementing colour scheme above, a wood floor, a modern vertical radiator, and one TV point.

From the Lounge sliding doors open into the

CONSERVATORY 4.44m x 1.90m

With uPVC triple glazed French doors opening onto a south facing balcony enjoying breathtaking panoramic views, inset spotlight fittings to the ceiling, uPVC double glazed window to the side elevation and a side entrance door, exposed brick work to one wall and a wood floor.

From the Lounge a folding door opens into the

DINING KITCHEN 5.68m x 3.79m max

DINING AREA

The charm and character of this room is enhanced by the beamed ceiling and inglenook fireplace incorporating a multi-fuel stove, uPVC double triple glazed window to the side elevation, a wood floor, one radiator with copper cover.

KITCHEN AREA

This charming kitchen is fitted with a range of wall and base units incorporating matching work surfaces with a 1 ½ bowl sink unit with mixer tap, Rangemaster multi-fuel cooking range with extractor in canopy above and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, a paneled ceiling, and a matching tiled floor. There is a door from the kitchen into the Lounge.

From the Dining Room a door opens to the

REAR ENTRANCE PORCH

With uPVC double glazed windows to two elevations, Velux double glazed skylight window, inset spotlight fittings and a side entrance door.

From the split-level entrance hall stairs with a fitted carpet and a feature copper wall lead to the first floor landing.

From the first floor landing a door opens into

BEDROOM FOUR 3.37m x 2.81m max

This fourth bedroom is presently used as a study and has a built-in desk, one single radiator, fitted shelves and a fitted carpet. There is a uPVC triple glazed window to the front elevation again enjoying panoramic views.

From the Landing a door opens into

BEDROOM THREE 4.36m x 3.64m

This third double bedroom has uPVC triple glazed windows to the front and rear elevations, providing this room with its light and spacious aspect as well as enjoying superb panoramic views, one single radiator, one TV point and a fitted carpet.

GENERAL

The property is constructed of stone and brick and surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC triple glazing (except the rear entrance porch which is uPVC double glazed) and gas central heating.

EXTERNAL

To the front of the property there is a large south facing tiered garden which incorporates a balcony with a wrought iron balustrade with a spiral staircase leading to a lower level with access via a door opening into a superb garden room which has been converted into a

GAMES ROOM 4.19m x 5.10m

This superb Games Room has wood paneling to three walls and a feature wall, a laminate wood floor, power, light, modern vertical copper radiators, and wall mounted TV fittings. From the games room there is a door to a storeroom (3.4m x 2m) There are uPVC double glazed French doors opening onto a further balcony with wrought iron balustrade and artificial turf.

From the first-tier steps down to the second tier with a

GARDEN ROOM 2.32m x 2.05m This studio room is presently used as an arts and crafts room and has uPVC double glazed French doors and a uPVC double glazed window to the front elevation enjoying superb panoramic views.

From the second tier there are further stairs leading to a store shed providing useful storage facilities and stairs leading down to the third garden tier where there is a delightful peaceful garden setting incorporating a raised ornamental garden pond and a south facing garden with artificial turf, mature plants, and shrubs.

From the third tier there are further steps down to the lower garden tier which has artificial turf and a large

WORKSHOP 4.09m x 3.80m the workshop has the benefit of power and light with the added benefit of a log burning stove.

To the side of the property there is a garden area with a Rhino Greenhouse (12' x 8')

TO VIEW

Strictly by appointment please call property@kemp&co on 01422 349222.

DIRECTIONS

From our offices in the centre of Skircoat Green proceed along Skircoat Green Road into Dudwell lane. Between numbers 14 & 16 there is a path leading to Wood Cottage 14a Duwell Lane.

Sat Nav HX3 OSD

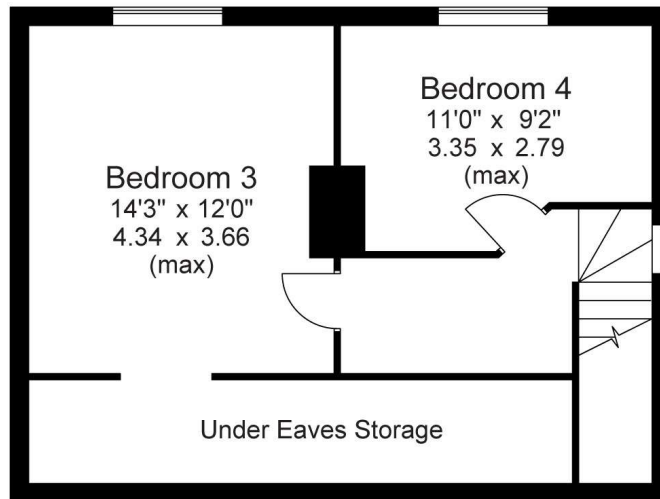
TENURE

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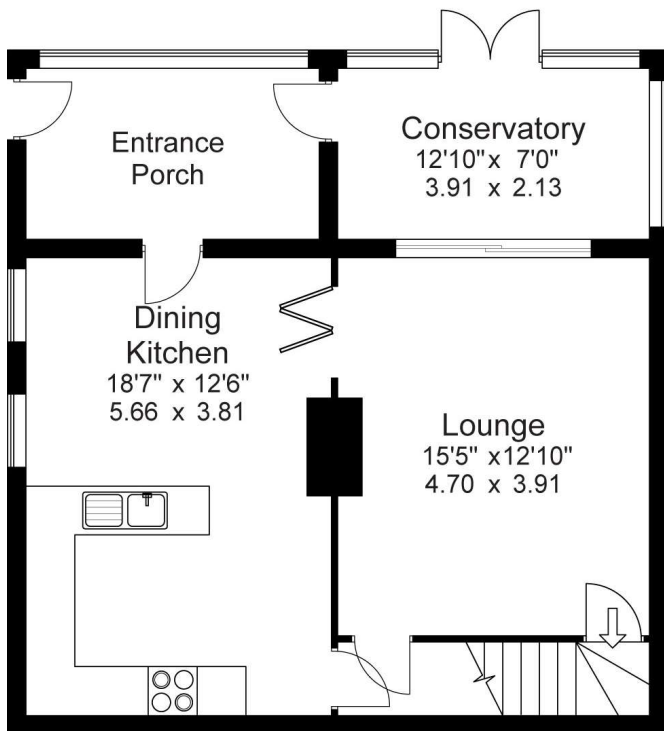
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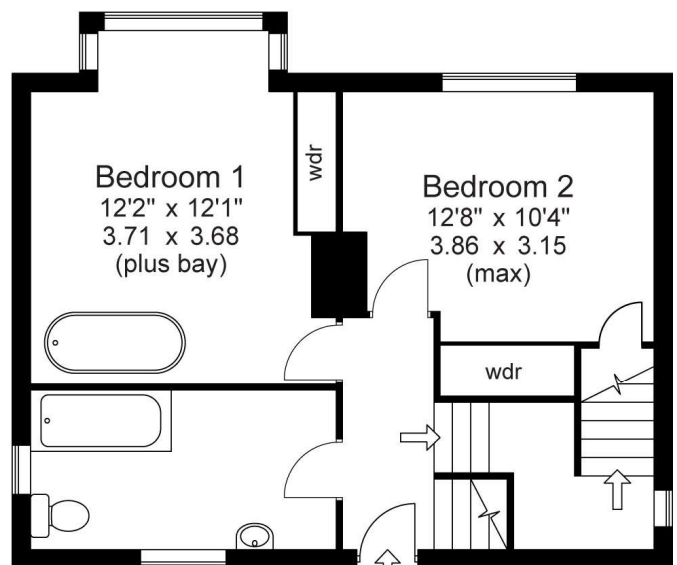
Approx Gross Floor Area = 1529 Sq. Feet
(Excl. Eaves) = 142.0 Sq. Metres



First Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.

