



“RUTLAND” SKIRCOAT GREEN ROAD SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations lies this superior period semi-detached residence providing extremely spacious and attractive family accommodation. Just step inside this delightful family home and you cannot help but be impressed with the accommodation provided which briefly comprises, an Entrance Hall, Downstairs Cloakroom, 2 Reception Rooms, Dining Kitchen, Utility Room, Side Entrance Porch, Cellars, 6 Bedrooms, 2 Bathrooms, and a Study. The property has the benefit of a large garden to the rear with a further garden to the front with a spacious drive providing off road parking for numerous vehicles and a detached brick tandem double garage and workshop. This superb period residence is situated in this extremely convenient and sought after location within the heart of Skircoat Green and provides excellent access to Halifax, the Trans Pennine road and rail network linking the business Centres of Manchester & Leeds as well as the local amenities of Skircoat Green & Savile Park, including outstanding schools. Very rarely does an opportunity arrive to purchase such a quality property in this location and as such an early appointment to view is absolutely essential.

Price Guide: 0/0 £575,000



The front entrance door opens to the

ENTRANCE VESTIBULE

With cornice to ceiling, matching delph rack, coat hanging facilities and a fitted carpet. Door to

SPACIOUS ENTRANCE HALL

With uPVC double glazed window to the front elevation, one double radiator with shelf above, cornice to ceiling and a wood floor.

From the Entrance Hall a door opens into the

DINING ROOM 4.26m x 4.97m

With square bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook. Feature fireplace with wood surround and encased coal effect living flame gas fire on a matching hearth. Cornice to ceiling with matching dado rail, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

LOUNGE 5.47m x 4.23m

With bi-folding uPVC double glazed doors to the rear elevation opening onto the attractive rear garden. Feature marble fireplace with mantle and hearth and solid fuel stove. To one side of the fireplace there are fitted shelves providing display facilities, cornice to ceiling with matching centre rose, one double radiator with shelf above and a fitted carpet.

From the Lounge a door opens to a

STOREROOM

With fitted shelves providing useful storage facilities.

From the Entrance Hall a doorway leads to an

INNER HALL

With uPVC double glazed window to the side elevation and a wood floor. Door to

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising hand wash basin in vanity unit with mixer tap and low flush WC, uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and a wood floor.

From the Inner Hall a door opens to the

DINING KITCHEN 3.63m x 4.26m

Being fitted with a range of modern wall and base units incorporating matching work surfaces, with a stainless-steel single drainer sink unit with mixer tap, Rangemaster Classic Deluxe multi-fuel cooking range with extractor in canopy above, plumbing for an automatic dishwasher and space for an American style

fridge freezer. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the rear elevation enjoying an attractive garden view, cornice to ceiling, modern vertical radiator, and a wood floor.

From the Dining Kitchen a door opens to the

UTILITY ROOM

This spacious utility room has fitted cupboards and work surface and plumbing for an automatic washing machine. uPVC double glazed window to the rear elevation, Worcester combination boiler, and one double radiator.

From the Kitchen a door opens to the

SIDE ENTRANCE PORCH

With uPVC double glazed windows to two elevations and a glass panelled door,

From the Inner Hall a door opens to the cellar head with steps leading down to the cellars.

MAIN CELLAR 3.65m x 3.29m

With window to the rear elevation and housing the gas and electric meters. This spacious cellar and providing excellent storage facilities.

COAL CELLAR

WINE CELLAR

With fitted shelves.

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

HALF LANDING

With uPVC double glazed window to the side elevation and a fitted carpet. Stairs continue up to the

FIRST FLOOR LANDING

With cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to the

SHOWER ROOM

With modern white three-piece suite comprising hand wash basin in vanity unit, low flush WC and a corner shower cubicle with shower unit. The shower room is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, and one double radiator.

From the Landing a door opens to

STUDY/BEDROOM FOUR 2.98m x 2.82m max.

With uPVC double glazed window to the front elevation, to one side of the chimney breast there is a built-in cupboard, cornice to ceiling, one double radiator and a fitted carpet. This bedroom is presently used as an office.

From the Landing a door opens to

BEDROOM THREE 4.28m x 3.98m

This third double bedroom has a uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

MASTER BEDROOM 3.66m x 4.2m

This spacious double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, bedroom furniture to the length of one wall incorporating wardrobes with cupboard space above, cornice to ceiling, one double radiator and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE

With modern white four-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, panelled bath with mixer tap, and corner shower cubicle with shower unit. This attractive en suite is fully tiled and has a uPVC double glazed window to the rear elevation and a modern vertical radiator.

From the Landing a door opens to

BEDROOM TWO 3.67m x 4.26m

This second double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, hand wash basin in vanity unit with inset mirror above, cornice to ceiling, one double radiator, and a fitted carpet.

From the First Floor Landing a door opens to stairs with fitted carpet leading to the

STUDY 3.64m x 3.31m

With uPVC double glazed window to the side elevation, beams to ceiling, one double radiator, and a door to under the eave's storage.

From the Study door to

BEDROOM SIX 3.43m x 4.02m

With Velux double glazed skylight window with fitted blind, beams to ceiling, one double radiator and a fitted carpet.

From the Study a door opens to

BEDROOM FIVE 5.87m x 6.14m

This spacious double bedroom has a uPVC double glazed dormer window to the front elevation and Velux double glazed skylight window providing a light and spacious aspect, beams to ceiling, two double radiators 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, gas central heating and a security alarm system. The property is freehold and in council tax band E.

EXTERNAL

To the front of the property there is a lawn with mature plants and shrub and path to the front entrance door. A drive providing off road parking for numerous vehicles leads to the **DETACHED DOUBLE TANDEM GARAGE AND WORKSHOP 8.86m x 3.35m** with an electric shutter door, power and light, uPVC double glazed windows to the side and rear elevations and a uPVC double glazed side entrance door. The garage also has a pit and a workshop to the rear.

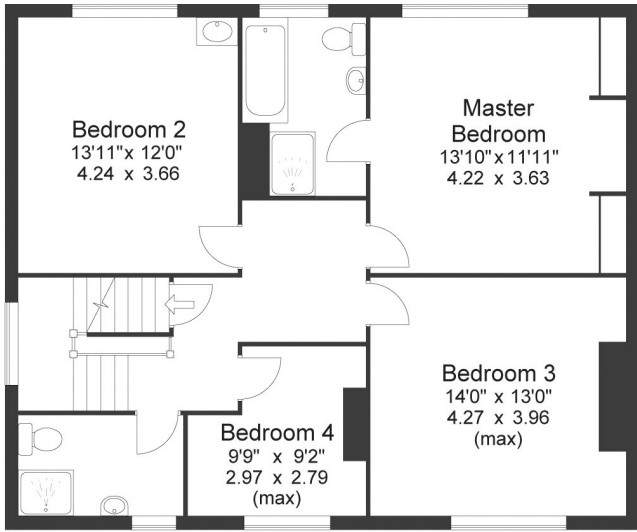
To the side of the property there is a path which leads to the rear of the property where there is a large enclosed private rear garden with decked entertaining area, flagged patio, lawn, rockery, mature plants, and shrubs.

TO VIEW

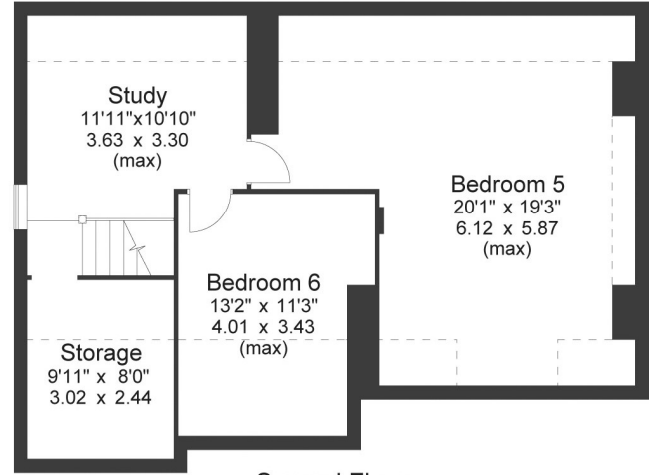
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

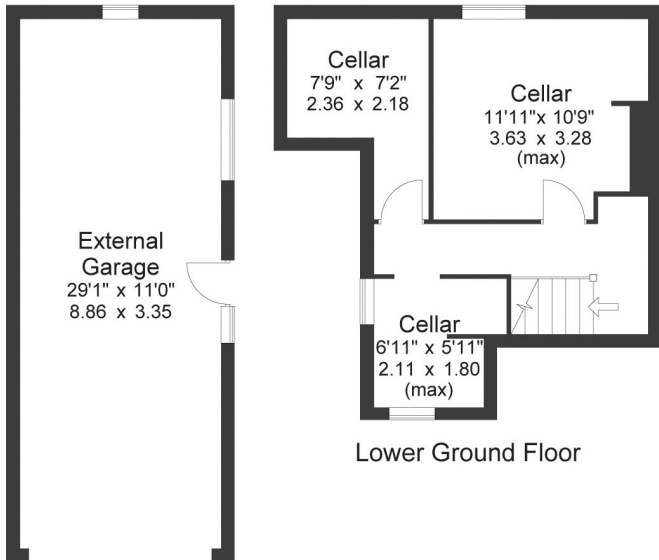
Sat Nav HX3 OLS



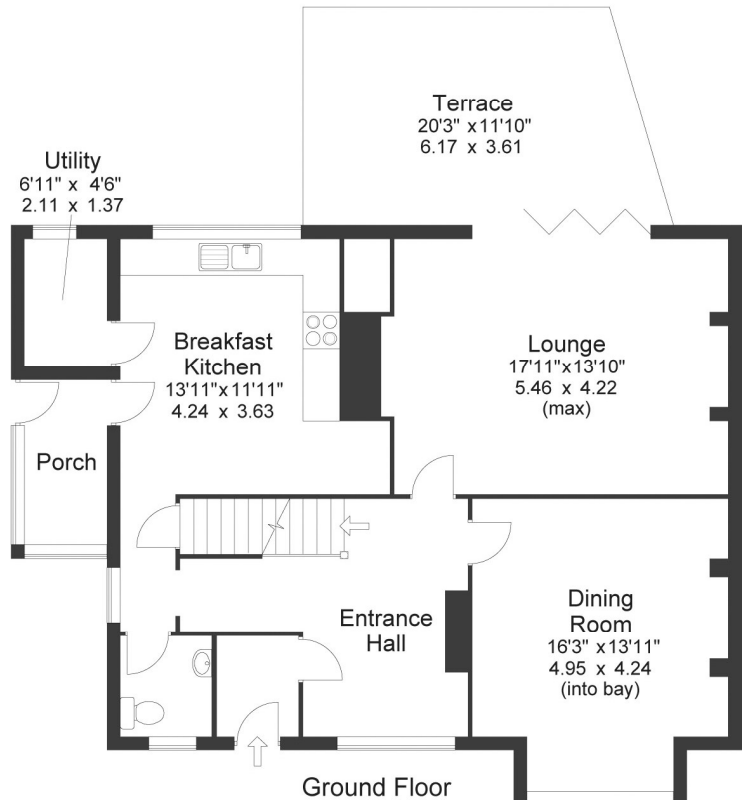
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.



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