



88 ST ALBANS ROAD SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this stone-built period terraced residence providing attractive four bedroomed family accommodation. The property briefly comprises an entrance hall, two reception rooms, conservatory, kitchen, cellars, four bedrooms (master with en suite shower room), modern bathroom, gardens, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax town centre and 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 and an early appointment to view this delightful family home is essential to avoid disappointment.

Price Guide: 0/0 £330,000

The stained glass panelled and leaded front entrance door with stained glass panels to the side and above opens to the

ENTRANCE HALL

With cornice to ceiling, one single radiator and a fitted carpet. A panelled door opens into the

LOUNGE 5.09m x into bay window x 4.01m



This delightful room has a square bay window to the front elevation with uPVC double glazed units, marble fireplace to the chimney breast incorporating mantle and hearth with coal effect living flame gas fire, to one side of the chimney breast there is a built-in cupboard and fitted shelves, cornice to ceiling with matching picture rail and ornate plasterwork, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

DINING ROOM 4.31m x 3.39m



With built-in cupboards and shelves to one side of the chimney breast, delph rack, one double radiator and a fitted carpet.

From the Dining Room double doors open to the

CONSERVATORY 3.02m x 2.81m

With double glazed windows to three elevations, enjoying an attractive garden outlook and French doors opening onto the south facing garden. One double radiator and a fitted carpet.

From the Entrance Hall a sliding door opens into the

KITCHEN 3.45m x 2.21m

The kitchen is 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, five ring gas hob with extractor in stainless steel canopy above, fan assisted electric oven and grill, and plumbing for a dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a laminate wood floor, panelled ceiling with inset spotlight fittings, one double radiator, uPVC double glazed window to the rear elevation and a stable style rear entrance door.



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

BASEMENT CELLAR

The cellar has power and light, is plumbed for an automatic washing machine, and houses the gas and electric meters. One single radiator and uPVC double glazed window to the front elevation. From the Entrance Hall a staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With one double radiator and a fitted carpet. From the Landing a panelled door opens into the

BATHROOM

This modern bathroom has a white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is wet boarded around the bath and shower, partially tiled with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, and one double radiator. From the Landing a panelled door opens into

BEDROOM ONE 4.29m x 3.82m including EN SUITE



This double bedroom has a uPVC double glazed window to the front elevation enjoying open views, one double radiator and a fitted carpet. From the Bedroom a door opens to an

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower unit. The en suite is fully tiled and has an extractor fan. From the Landing a panelled door opens into

BEDROOM TWO 4m x 3.83m



This second double bedroom has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. From the Landing a door opens into

BEDROOM THREE 2.67m x 1.97m

This single bedroom is presently used as an office and has a uPVC double glazed window to the front elevation, built-in cupboards providing useful storage facilities, one single radiator and a fitted carpet. From the Landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With door to under the eave's storage. From the Landing a door opens to

ATTIC BEDROOM FOUR 4.46m x 4.01m



With two Velux double glazed skylight windows, to the length of one wall are doors opening to cupboards with fitted shelves providing useful storage facilities, one double radiator and a fitted carpet. Door to store cupboard.

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 uPVC double glazing and gas central heating. The central heating boiler was installed in 2023. The property is Freehold, and the council tax band is C.

EXTERNAL



To the front of the property there is a small walled garden with block paved path leading to the front entrance door. To the rear of the property there is an enclosed larger garden with flagged patio area and lawn with mature plants and shrubs.

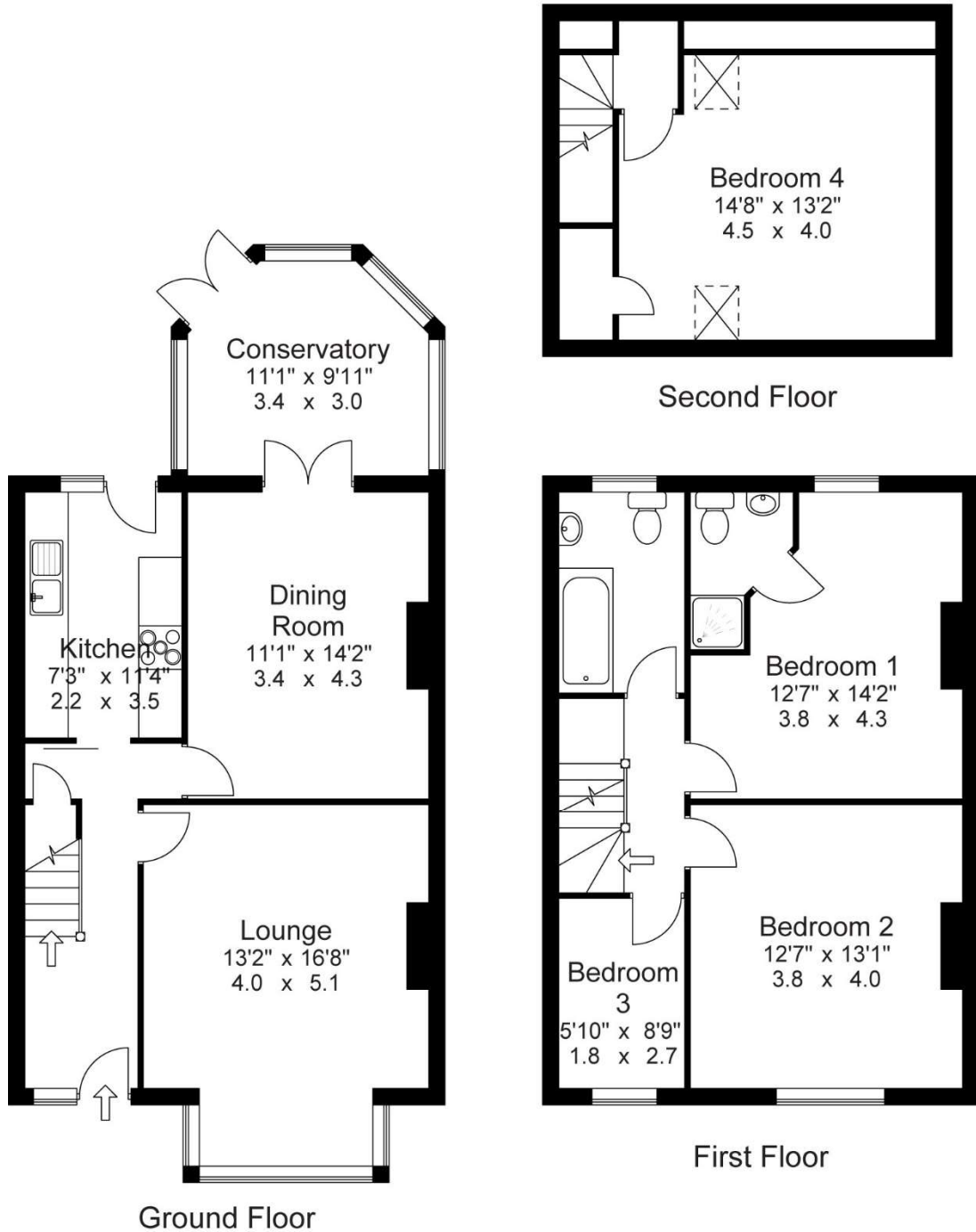
TO VIEW

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

DIRECTIONS

HX3 0TQ

Approx Gross Floor Area = 1408 Sq. Feet
= 130.8 Sq. Metres



For illustrative purposes only. Not to scale.

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