



## 100 DUDWELL LANE SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this traditional stone-built period terraced residence providing attractive three bedroomed family accommodation. The property has recently been completely renovated to provide a most attractive family home which briefly comprises an entrance hall, lounge with bay window, spacious open plan dining kitchen, basement utility room and cellar, three bedrooms, a modern bathroom, gardens, off road parking to the rear, 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. An internal inspection is absolutely essential to fully appreciate this attractive family home and an early appointment to view should be made to avoid disappointment.

Price Guide: O/A £280,000

The uPVC double glazed front entrance door with uPVC double glazed windows to the side and above opens into the

### ENTRANCE HALL

With cornice to ceiling, inset spotlight fittings, one double radiator and a fitted carpet. From the Entrance Hall a door opens into the

### LOUNGE 5.17m into bay window x 3.53m



With square bay window to the front elevation incorporating uPVC double glazed units, feature fireplace with brick interior and stone hearth, cornice to ceiling and matching picture rail, one telephone point, one TV point, one double radiator, and a fitted carpet. From the Entrance Hall a door opens to the

### OPEN PLAN DINING KITCHEN 5.35m x 4.88m

### KITCHEN



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, four ring halogen hob with fan assisted electric oven and grill beneath, integrated dishwasher, integrated fridge, and a breakfast bar. This attractive kitchen has matching splash backs

with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, a uPVC double glazed window to the rear elevation and a uPVC double glazed rear entrance door.

### DINING AREA



With angular bay window to the rear elevation incorporating uPVC double glazed units, cornice to ceiling with matching dado rail, and two double radiators. From the Entrance Hall a door opens to stairs leading down to the

### BASEMENT HALL

From the Hall a door opens to the

### UTILITY ROOM 3.14m x 4m



This spacious basement utility room has a period sink unit with hot and cold water, cupboard housing the electric meter, cupboard housing the Baxi central heating boiler, plumbing for an automatic washing machine and one double radiator. From the Hall a door opens to the

### KEEP CELLAR

With power and light providing useful storage facilities. From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANIDNG

With door to cylinder cupboard with airing cupboard above. Fitted carpet. From the Landing a door opens to

### BEDROOM ONE 3.53m x 4.11m



This spacious double bedroom has a uPVC double glazed window to the rear elevation, one telephone point, one TV point, one double radiator, and a fitted carpet. From the Landing a door opens to

### BEDROOM TWO 2.85m x 4.08m



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

### BEDROOM THREE 2.41m x 3.21m

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. Access to a fully insulated loft with a Velux double glazed skylight window with potential for further living accommodation subject to obtaining the relevant building regulation approval.

From the Landing a door to

### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with

Gainsborough electric shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, chrome heated towel rail/radiator, and a uPVC double glazed window to the rear elevation.



### GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. It has all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property has been reroofed, re wired and hard-wired data cabling to all rooms. The property is freehold and is in council tax band C.

### EXTERNAL



To the front of the property there is a lawned garden with a flagged patio area and path leading to a covered entrance porch and front entrance door. To the rear of the property there is a concrete area providing off road parking and steps leading to the rear entrance door.

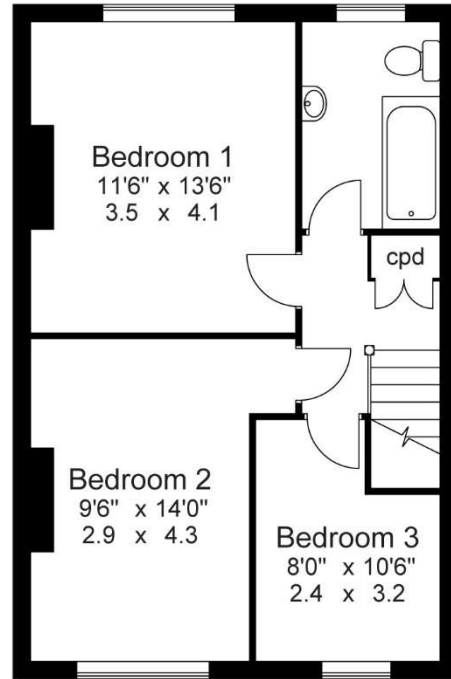
### TO VIEW

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

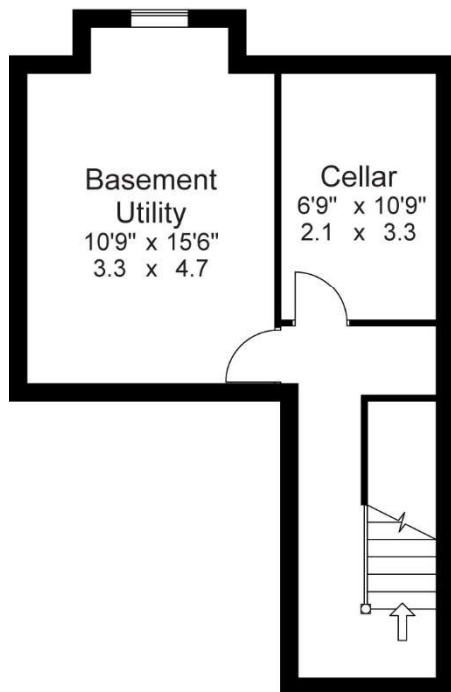
### DIRECTIONS

Sat Nav HX3 0SH

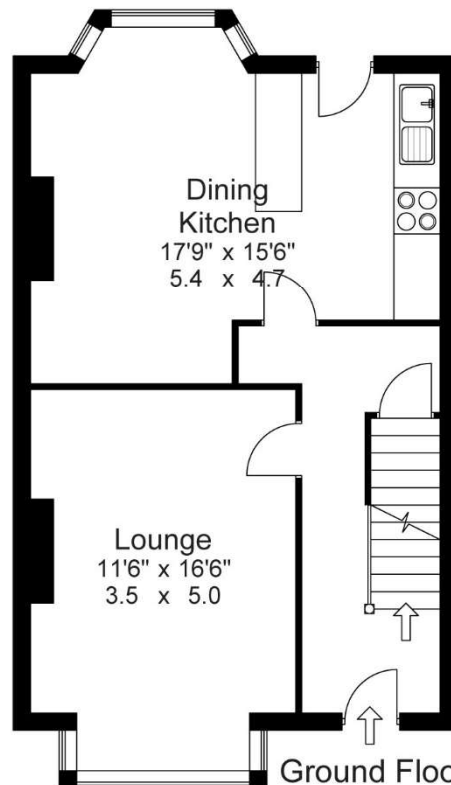
Approx Gross Floor Area = 1343 Sq. Feet  
= 124.8 Sq. Metres



First Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.

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