



## 71 DUDWELL LANE SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this two bedroomed semi-detached bungalow providing spacious and attractive living accommodation. Just step inside this delightful bungalow and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance vestibule, modern fitted kitchen, conservatory, spacious lounge, two double bedrooms, spacious modern wet room / bathroom, uPVC double glazing, gas central heating and gardens to front and rear. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre and the trans-Pennine road and rail network. Very rarely does the opportunity arise to purchase such a bungalow in this highly desirable location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £325,000

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

### **ENTRANCE VESTIBULE**

With fitted cupboards providing useful storage facilities, one double radiator, and a fitted carpet.

From the Entrance Vestibule a door opens into the

### **BREAKFAST KITCHEN 4.39m x 3.22m DINING AREA 2.62m x 2.29m**



This modern fully fitted kitchen has a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric double oven and grill. Integrated fridge freezer, integrated dishwasher, plumbing for an automatic washing machine (washing machine included), tumble dryer included, matching splash backs and complementing colour scheme to the remaining walls. There are uPVC double glazed windows to the side elevation, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the Kitchen through to the

### **CONSERVATORY 3.27m x 2.68m**



With uPVC double glazed windows to three elevations with a matching double-glazed roof and French doors opening to the rear garden, two double radiators and a fitted carpet.

From the Kitchen a door opens into the

### **INNER HALL**

With a fitted carpet, one double radiator and a loft ladder providing access to a fully insulated and partially boarded loft. From the Hall a door opens into

### **DOUBLE BEDROOM ONE 3.63m x 4.53m**



With uPVC double glazed windows to the front and side elevations providing a light and spacious aspect, built-in bedroom furniture, including wardrobes and dressing table, cornice to ceiling, one double radiator and a fitted carpet.

From the Hall a door opens into the

### **SPACIOUS LOUNGE 4.25m x 4.56m**



With a uPVC double glazed window to the front elevation overlooking the front garden, period tiled fireplace to the chimney breast with open grate fire on a matching

hearth, cornice to ceiling, two double radiators, one TV point and a fitted carpet.

From the Hall a door opens into

### DOUBLE BEDROOM TWO 4.41m x 3.10m



With uPVC double glazed window to the rear elevation, built-in bedroom furniture comprising wardrobes, dressing table with pull out keyboard shelf, cornice to ceiling, one double radiator and a fitted carpet.

From the Hall a panelled door opens to the

### SPACIOUS BATHROOM / WET ROOM 2.84m x 3.23m



With a four-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, panelled bath with a mixer tap and walk-in shower with hand held shower unit suitable for anyone with mobility difficulties. The bathroom is partially wet boarded around the shower and partially tiled around the remaining suite with complementing colour scheme to the remaining walls. A door opens to a cupboard housing the central heating boiler, uPVC double glazed window to the rear elevation, inset spotlight fittings, one double radiator and one heated towel rail.

### GENERAL

The property is constructed of 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 double glazing and gas central heating. The property is freehold and in council tax band C.

### EXTERNAL



To the front of the property there is a south facing garden with mature plants and shrub and a flagged path leading to the front entrance door. The path continues to the side of the property and leads to the rear garden. To the rear of the property there is a flagged patio garden with shed and a ramp providing wheelchair access.



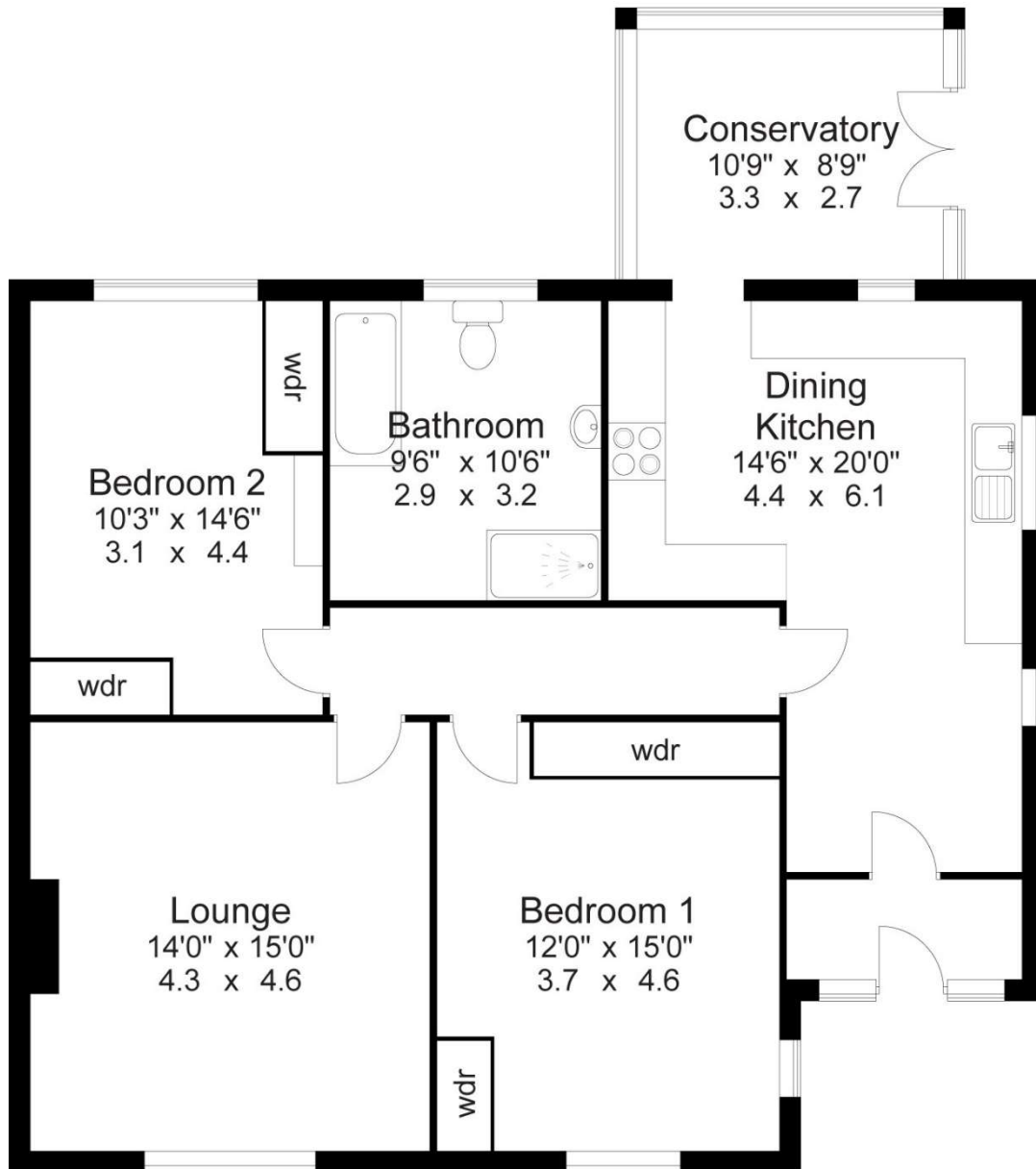
### TO VIEW

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

### DIRECTIONS

Sat Nav HX3 0SF

Approx Gross Floor Area = 1076 Sq. Feet  
= 100.0 Sq. Metres



For illustrative purposes only. Not to scale.

K227 Printed by Ravensworth 01670 713330