



5 HEATHFIELD PLACE SKIRCOAT GREEN ROAD, SKIRCOAT GREEN

Situated in this highly desirable residential location, enjoying open views to the front, lies this stone-built period terraced residence which has been converted into two apartments but could easily be converted back into a 6 bedroomed family home if required. The property briefly comprises a communal entrance vestibule, Ground floor Apartment with hall, lounge, double bedroom, dining room, kitchen, bathroom, suite of cellars. First Floor Apartment with hall, lounge, 2 bedrooms, dining kitchen, bathroom, and a separate WC. There are 3 Attic rooms to the second floor, gardens to front & rear, off road parking and a detached garage. The property provides excellent access to the local amenities of Skircoat Green & Savile Park, including outstanding schools, as well as providing easy access to Halifax Town centre and the trans Pennine road and rail network linking the business centres of Manchester & Leeds. Although the property requires cosmetic attention, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the potential this period property provides. The property is being offered for sale at this realistic price and will be of special interest to the property investor or developer as well as any prospective purchaser wanting a spacious family home in this desirable and extremely convenient location.

Price Guide: 0/0 £275,000 NO CHAIN

Front entrance door with leaded and stained panel opens into the communal

ENTRANCE VESTIBULE

A door opens into

FLAT ONE

ENTRANCE HALL

with cornice to ceiling, one double radiator and a fitted carpet. From the Entrance Hall a door opens to the

LOUNGE 6.47m into bay window x 5.40m



With circular bay window to the front elevation with leaded windows with stained glass and leaded upper panels enjoying an attractive garden outlook, tiled fireplace and hearth, cornice to ceiling, one double radiator, one TV point and a fitted carpet. From the Entrance Hall a door opens into

DOUBLE BEDROOM 5.17m x 3.24m



With leaded period window to the rear elevation, cornice to ceiling, two double radiators, wall mounted TV point and a fitted carpet. From the Entrance Hall a panelled door opens into

DINING ROOM 5.12m x 3.21m

With sash cord window to the side elevation, tiled fireplace to the chimney breast, one double radiator and built-in cupboards to the chimney breast providing useful storage facilities. Door through to



KITCHEN 2.21m x 1.62m

With stainless steel single drainer sink unit with cupboards beneath, electric cooker point, plumbing for an automatic washing machine, window to the side elevation and a rear entrance door. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. From the Kitchen a sliding door opens into the

BATHROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Triton electric shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls.

SUITE OF CELLARS

From the dining room there is a door with steps leading down to cellars which run through the lower ground floor.

MAIN CELLAR

With stone flagged floor, power and light.

CELLAR TWO

Providing useful storage facilities, stone flagged floor, power and light.

Door to Keep Cellar with shelves providing useful storage facilities.

From the Entrance Vestibule a door opens to

FLAT TWO

With entrance hall and stairs with a fitted carpet leading to the

FIRST FLOOR LANDING

With borrowed light from the Victorian skylight window, one single radiator and a fitted carpet. From the Landing a door opens to

BEDROOM TWO 3.45m x 2.11m

This second bedroom has a leaded and stained-glass window to the front elevation, one single radiator and a fitted carpet. From the Landing a door opens to the

LOUNGE 6.49m x 4.30m

With circular bay window to the front elevation with leaded windows enjoying an attractive garden outlook and far-reaching views, tiled fireplace to the chimney breast with mantelpiece and hearth, cornice to ceiling, one double radiator, one TV point, one telephone point and a fitted carpet. From the Landing a door opens to



BEDROOM ONE 5m x 3.38m



This double bedroom has a leaded window to the rear elevation, one double radiator and a fitted carpet. From the Landing a doorway through to an

INNER LANDING With door to

BREAKFAST KITCHEN 5.13m x 2.36m



With fitted wall and base units, stainless steel single drainer sink unit, gas cooker, plumbing for an automatic washing machine, one double radiator, Velux double glazed skylight window, window to the side elevation, and a fitted carpet to the dining area. From the Inner Landing with sash cord window to the side elevation, a door opens to

SEPARATE TOILET

With low flush W.C. which is partially tiled with complementing colour scheme to the remaining walls, and a window to the rear elevation. Door to

BATHROOM

With modern white two-piece suite comprising pedestal wash basin and panelled bath with shower unit, uPVC double glazed window to the rear elevation, heated towel rail, and one double radiator. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. Period fitted cupboard

From the inner hall there is a door opening on to fire exit with steps leading down to the rear garden.

From the first-floor landing door opens to stairs leading to

ATTIC LANDING

With Velux double glazed skylight window, and Victorian skylight providing borrowed light to the Landing below. Door to

STORE 2.12m x 2.38m

Providing useful storage facilities. From the landing a door opens to the

ATTIC ROOM ONE 3.89m x 2.58m

With Velux double glazed skylight window, power and light and door to under the eave's storage

ATTIC ROOM TWO 2.84m x 2.48m

With Velux double glazed skylight window, power and light and built-in cupboards.

GENERAL

the property is constructed of stone and surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating. The property is Freehold, and the flats are in Council Tax Band A

EXTERNAL



To the front of the property there is a lawned garden with mature plants and shrubs and path leading to the front entrance door. To the rear of the property there is a patio garden and a detached garage. There are double gates opening to off road parking facilities.

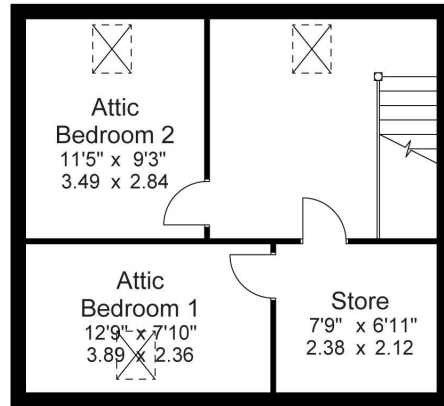
TO VIEW

Strictly by appointment please contact property@kemp&co on 01422 349222 or sales@propertyatkemp.co.uk

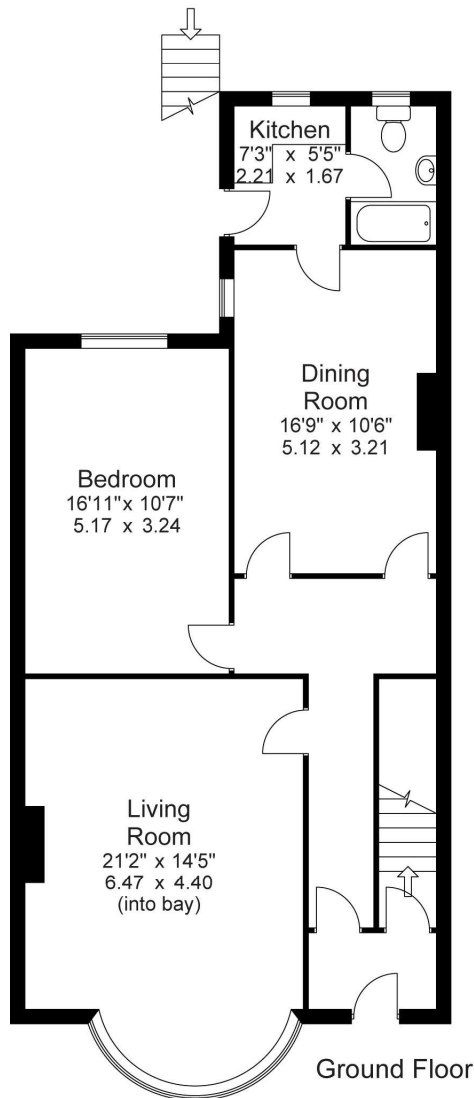
DIRECTIONS

SAT NAV HX3 OBX

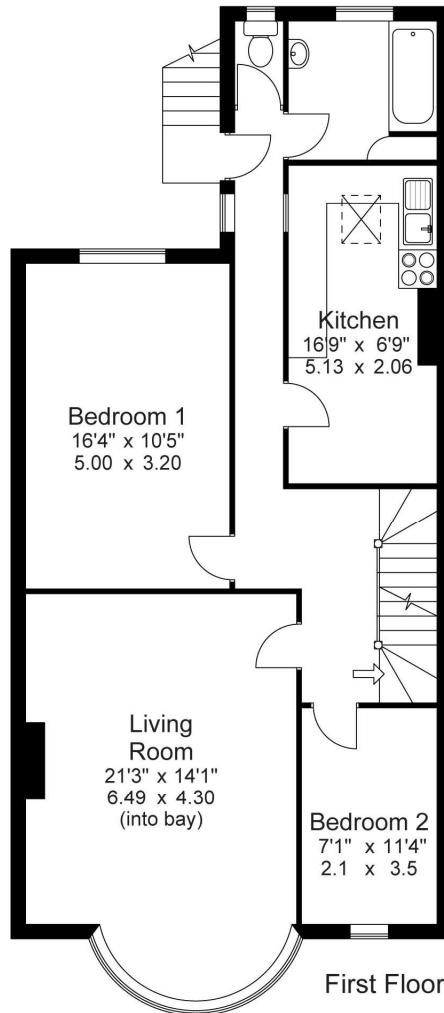
Approx Gross Floor Area = 2201 Sq. Feet
 = 204.5 Sq. Metres



Second Floor



Flat 1



Flat 2