



39 Crossley Hill, Halifax, HX3 OPL

Offers Over £325,000

- Extremely Popular & Convenient Location
- 2 Reception Rooms
- Modern bathroom & Kitchen
- Easy Access To Halifax Town Centre
- Realistically Priced
- Close To Outstanding Schools
- 3 Bedrooms (one with sitting room and en suite)
- Gardens , Garage & Further Parking
- Easy Access to M62
- Viewing Strongly Recommended

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Situated in this extremely convenient and popular residential location lies this unique three bedroomed detached period residence providing deceptively spacious family accommodation. Originally built as a bungalow, this property has been converted into a two storey residence and briefly comprises an entrance hall, two reception rooms, a modern fitted breakfast kitchen, three bedrooms,(master with en suite and sitting room), bathroom, gardens, off road parking for several vehicles and a detached garage. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being sold at this realistic asking price in order to encourage a prompt sale and an early appointment to view in order to avoid disappointment is strongly recommended.



Council Tax Band:



ENTRANCE HALL

A period front entrance door with stained glass and leaded panel opens into the entrance hall which has a cornice to ceiling, and a laminate wood floor.

From the Entrance Hall through to the

BREAKFAST KITCHEN

11'5" x 19'2"

Being fitted with a range of modern wall and base units incorporating matching granite work surfaces with a double bowl corner sink unit, five ring gas hob with extractor in stainless steel and glazed canopy above, fan assisted electric oven and grill, integrated fridge, integrated freezer, integrated dishwasher and a breakfast bar. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, large uPVC double glazed corner picture window enjoying panoramic views and providing this room with its light and spacious aspect. Inset spotlight fittings, two double radiators and a laminate wood floor.

From the Breakfast Kitchen a uPVC double glazed door opens into the

REAR ENTRANCE PORCH

With uPVC double glazed windows to the rear elevation and uPVC double glazed door opening to the side of the property.

From the Breakfast Kitchen a door opens into the

LOUNGE

15'8" into bay window x 14'3"

With an angular bay window to the front elevation incorporating uPVC double glazed units, feature fireplace to the chimney breast, uPVC double glazed window to the side elevation, cornice to ceiling, two double radiators, one TV point and a laminate wood floor.

From the Breakfast Kitchen a door opens into the

DINING ROOM

14'5" x 10'1"

With uPVC double glazed windows to the rear and side elevation, period fireplace to the chimney breast with wood fire surround and ceramic inset and hearth with

Cannon gas fire. To one side of the chimney breast there are built-in cupboards and drawers providing useful storage facilities, one double radiator, and a wood floor.

From the Breakfast Kitchen a door opens to the

INNER HALL

With laminate wood floor. Door to

BEDROOM TWO

11'10" x 10'2"

With uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and a fitted carpet. Doors to under the stairs built-in wardrobe.

From the Bedroom a door opens to stairs leading to the

LOFT CONVERSION

24'10" x 8'7"

With two Velux double glazed skylight windows providing excellent storage facilities with potential for conversion to further living space.

From the Inner Hall a door opens to

BATHROOM

With white three piece suite comprising stand alone Victorian claw foot roll top bath, pedestal wash basin and low flush WC. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation and chrome heated towel rail/radiator, one double radiator and a tiled floor.

From the Inner Hall a door opens to

BEDROOM THREE

8'8" narrowing to 6'4" x 14'1"

With uPVC double glazed window to the front elevation, double doors to built-in wardrobes with cupboard space above, one double radiator and a fitted carpet.

From the Inner Hall stairs lead down to the

HALF LANDING

With uPVC double glazed window. From the Half Landing an open staircase leads down to the

SITTING ROOM

17'5" x 9'8"

With uPVC double glazed French doors opening onto a decked area, uPVC double glazed windows to the rear and side elevations provide a light and spacious aspect, two single radiators, one TV point and a fitted carpet.

From the Sitting Room stairs lead to

BEDROOM ONE

11'6" x 7'9"

With uPVC double glazed window to the front elevation, double mirrored doors to wardrobe facilities, one single radiator and a fitted carpet.

From the Sitting Room a door opens into the

EN SUITE SHOWER ROOM

With three piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and fully tiled walk-in shower with electric shower unit. Built-in cupboards providing useful storage facilities, uPVC double glazed window to the side elevation, one double radiator and a fitted carpet.

GENERAL

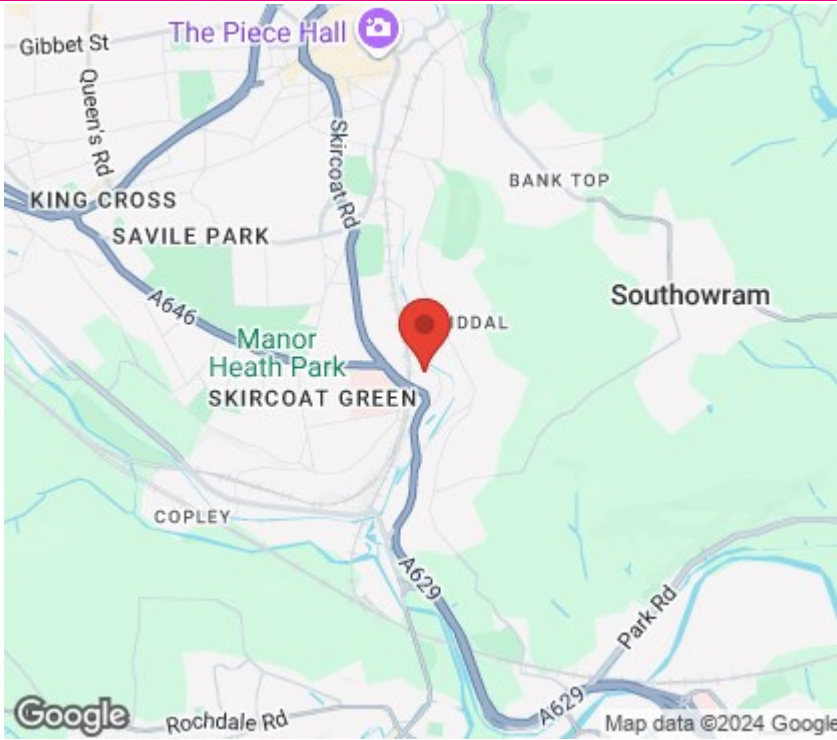
The property is constructed of stone and brick and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band

EXTERNAL

To the front of the property there is a block paved drive providing off road parking for several vehicles. There is a flagged patio area with mature trees and shrubs leading down to a decked area. From the decked area there is access to an enclosed lawned garden. To the side of the property there is a further block paved drive with parking for two vehicles and access to the detached garage which has an up and over door. To the rear of the property there is a flagged patio area with steps leading down to the rear of the property and further flagged patio area and garden.







Directions

SAT NAV HX3 OPL

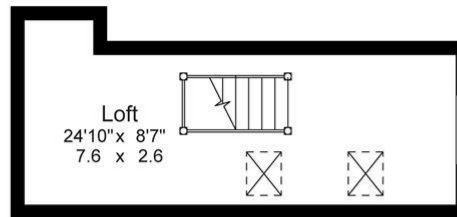
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

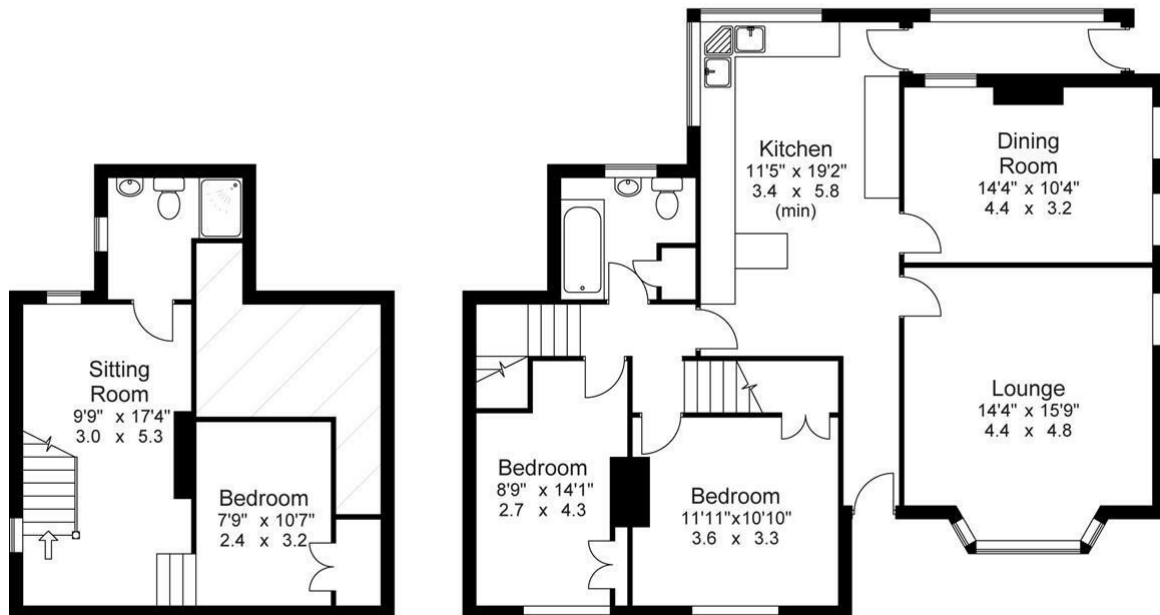
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1602 Sq. Feet
= 148.9 Sq. Metres



First Floor



Lower Ground Floor

Ground Floor

For illustrative purposes only. Not to scale.