



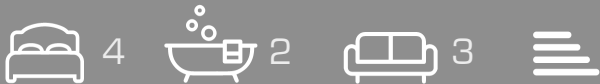
146 Skircoat Moor Road, Savile Park, Halifax, HX3 OHU

Offers Over £500,000

- : Highly Desirable Location
- : Extended Family Home
- : 3 Reception Rooms
- : 2 Bathrooms
- : Easy Access To Halifax & The M62
- : Close To Outstanding Schools
- : Large Extensive Gardens
- : 4 Bedrooms
- : Garage
- : Viewing Essential

146 Skircoat Moor Road, Halifax HX3 0HU

Situated in one of Calderdale's premier residential locations, in the heart of Savile Park, lies this extended four bedroomed semi-detached residence providing attractive family accommodation with large gardens to the rear providing possible development potential. This superior semi-detached residence briefly comprises; an entrance hall, three reception rooms, downstairs cloakroom, cellar, modern fitted kitchen, sun room, four bedrooms, a modern bathroom, extensive gardens, garage, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well providing easy access to Halifax and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Overlooking Savile Park to the front and having extensive gardens to the rear this truly is a most delightful family home with excellent development potential. Very rarely does the opportunity arise to purchase such a quality property in this highly desirable residential location and as such an early appointment to view is essential to avoid disappointment.



Council Tax Band: F



ENTRANCE HALL

With double doors opening to a cloaks cupboard, one double radiator, inset spotlight fittings to the ceiling and a fitted carpet. There is a rear glazed entrance door.

From the Entrance Hall a glass panelled door opens into the

MUSIC ROOM

19'5" x 18'4"

This spacious room has a circular bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook. There is a uPVC double glazed patio doors to the rear elevation opening onto the south facing flagged patio and taking full advantage of the superb gardens this property enjoys. Exposed Yorkshire stone wall with a coal effect living flame gas fire, electric wall mounted heaters and a fitted carpet.

From the Entrance Hall a door opens to the

DOWNSTAIRS SHOWER ROOM

With modern white three piece suite comprising hand wash basin with mixer tap, low flush W/C and corner shower cubicle with shower unit. The shower room is fully tiled including the floor and has inset mirrors, chrome heated towel rail and inset spotlight fittings to the ceiling.

From the Entrance Hall a door opens into the

LOUNGE

16'4" into bay window x 17'10"

With circular bay window to the front elevation incorporating uPVC double glazed units and further uPVC double glazed window to the side elevation providing a light and spacious aspect. Feature coal effect living flame gas fire to the chimney breast with a matching hearth, cornice to ceiling, one TV point, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to the

DINING ROOM

16'6" into bay window x 10'3"

With circular bay window to the rear elevation incorporating double glazed units and enjoying an attractive garden outlook, further uPVC double glazed window to the side elevation, inset coal effect living flame gas fire to the chimney breast, one double radiator, one double radiator, cornice to ceiling, service hatch to the kitchen, inset spotlight fittings, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

FITTED KITCHEN

17'1" x 7'1"

The kitchen is fully fitted with a range of wall and base units incorporating matching work surfaces with a 1 1/2 bowl sink unit with mixer tap, four ring Miele induction hob with extractor above, Miele fan assisted electric oven with Bosch grill beneath, integrated fridge, integrated freezer, integrated dishwasher and plumbing for a washing machine. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, one double radiator, service hatch through to the dining room.

From the Kitchen a door opens into the

SUN ROOM

6'9" x 6'1"

With uPVC double glazed sliding patio door opening onto the south facing flagged patio, further uPVC double glazed windows to the front and side elevations, tiled floor.

From the Kitchen a door opens to a

PANTRY

With fitted shelves and door opening to stairs leading down to the

BASEMENT CELLAR

Providing useful storage facilities, sink unit and water supply. The Cellars house the electric meter and the Ideal Logik central heating boiler.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With fitted carpet. From the Landing a door opens to

BEDROOM ONE

17'11" x 16'4" into bay window

With circular bay window to the front elevation incorporating uPVC double glazed units and enjoying superb panoramic views over Savile Park and beyond, further uPVC double glazed window to the side elevation enjoying open views and providing a light and spacious aspect. To one side of the chimney breast there are built-in cupboards with fitted shelves, and cupboard space above, to one wall there are built-in wardrobes, dressing table and fitted drawers, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE

13'1" x 6'11"

This single bedroom has a uPVC double glazed tilt and turn window to the rear elevation enjoying an attractive garden outlook, double doors to built-in cupboards one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

10'4" x 15'8"

With circular bay window to the rear elevation with uPVC double glazed units enjoying opens views, further uPVC double glazed window to the side elevation, built-in bedroom furniture incorporating wardrobe, cupboards and drawers, one radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising panelled bath with mixer shower tap, low flush W/C and hand wash basin in vanity unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, inset mirror and uPVC double glazed window to the side elevation, one double radiator and a heated towel rail/radiator.

From the Landing door opens to stairs with fitted carpet leading to

ATTIC BEDROOM FOUR

17'10" x 12'7" max

This attic bedroom has a uPVC double glazed window to the side elevation enjoying panoramic views, skylight window, one double radiator, door to under the eaves storage and a fitted carpet. Door to cupboard providing useful storage facilities.

GENERAL

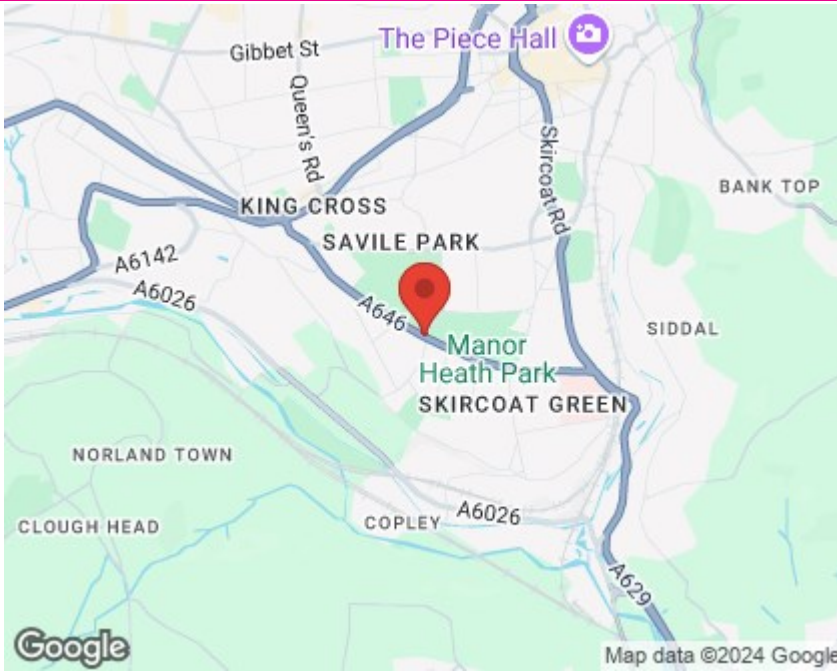
The property is constructed of stone and brick and is surmounted with a blue slate roof. has the benefit of all mains services, gas, water and electric with the added benefit of majority uPVC double glazing and gas central heating. The property is freehold and is in council tax band F.

EXTERNAL

To the front of the property there is an enclosed private lawned garden with mature shrubs and plants, there is a tarmac path leading to the front entrance door and a rockery garden. To the side of the property there is a path and gravelled area which leads to the large south facing rear garden. The rear garden has a flagged patio area, lawned gardens with mature plants and shrubs and path to the rear entrance door. There is the possibility of development potential subject to relevant planning permission. Detached garage with up and over door.







Directions

SAT NAV HX3 0HU

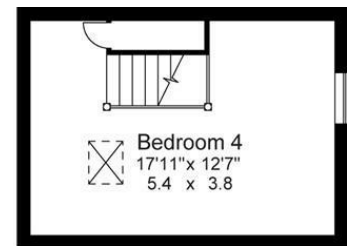
Viewings

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

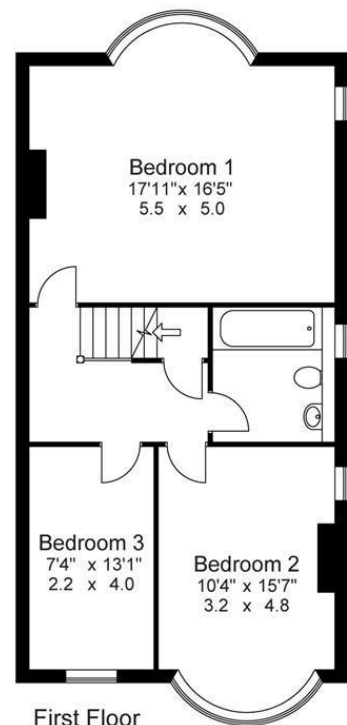
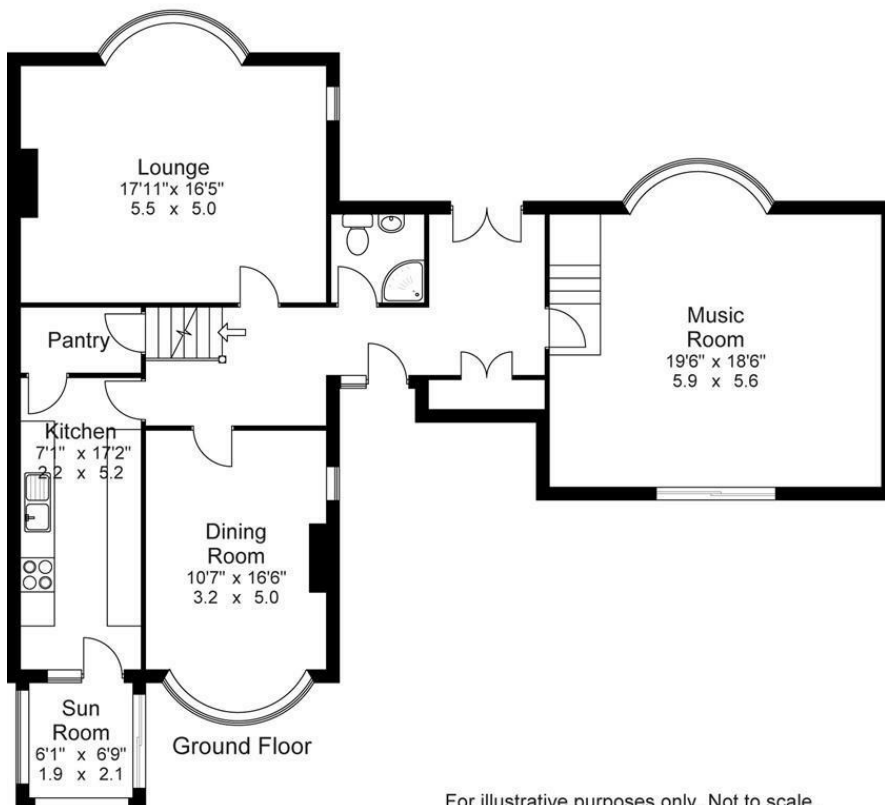
EPC Rating:

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

Approx Gross Floor Area = 2028 Sq. Feet
= 188.5 Sq. Metres



Second Floor



First Floor

For illustrative purposes only. Not to scale.