



**Grosvenor, 1 Stafford Parade, Halifax, HX3 0PD**  
**Offers Over £480,000**

Substantial Victorian Semi with Approved Family Annex, Resident Parking & Cellar Potential – Skircoat Green

Situated in the heart of the highly regarded Skircoat Green, Grosvenor, Stafford Parade is a substantial Victorian four-bedroom semi-detached family home offering exceptional flexibility, future-proof accommodation and a rare detached, planning-approved family annex, all complemented by professionally landscaped gardens.

#### Main Residence -

offers generous and well-balanced accommodation, including four bedrooms, two bathrooms (one en-suite), Retaining the proportions and character expected of a Victorian home, the property has also benefited from double glazing, a modern boiler, and tasteful upgrades throughout.

An imposing semi-detached period home providing extensive accommodation over four floors and offering the potential to further develop the large cellars. Having mature gardens to both the front and side elevations along with a detached annexe and on-street residents permit parking this family home is ideally positioned for an extensive range of local amenities and benefits from excellent commuter links by both road and rail.

A truly special character property which has retained many original features including period tiling to the entrance vestibule, ceiling cornicing and stone mullions. The rooms are generously proportioned with high ceilings and tasteful decoration throughout. Added benefits include a vast cellar which offers the potential to further develop to increase living space and a modern detached annexe which can be used as accommodation for relatives, teenagers or as a home office

Grosvenor is positioned at the end of Stafford Parade, close to the popular centre of Skircoat Green which boasts a range of local amenities and independent retailers including a butcher, post office and convenience store. Ideally situated for the Calderdale Royal Hospital, the area also boasts two highly regarded schools, The Gleddings Preparatory School and The Crossley Heath School. Having excellent commuter links to the M62 motorway network and regular rail services from Halifax train station, the area is popular with professional families and benefits from open green space at Savile Park and Manor Heath Park, both located a short distance away.

#### MAIN RESIDENCE

##### GROUND FLOOR

##### VESTIBULE

The main access leads from the side elevation into an entrance vestibule with period tiling, dado and plate rails along with decorative ceiling cornicing and external entrance door incorporating stained glass panels.

##### HALLWAY

The hallway provides direct access to both the main lounge, dining kitchen and stairs leading down to the cellar. There is feature tiled flooring running throughout and includes corner storage cupboard, ceiling covings and staircase to the first floor landing.

##### LOUNGE

The lounge is positioned to the front of the property and provides a spacious family living area with oak flooring, three

light mullion window to the front elevation, ceiling cornicing and central rose, period skirtings and door furniture, gas stove with limestone hearth and surround.

##### DINING KITCHEN

A superb dining kitchen/family room which forms the hub of this wonderful property. The kitchen section is fully fitted with a range of high spec, modern wall and base units with solid wood work surfaces with a feature Belling multi-fuel cooking range to the chimney breast. Integrated appliances include a larder fridge, dishwasher and an electric oven set within the central island unit with electric point. Stylish tiling to the walls accompany the contemporary vinyl flooring to create a room with the wow factor finished with three windows, original cornice, fire surround and mantle.

##### REAR VESTIBULE

Steps down from the kitchen give access to a rear vestibule having fitted storage cupboards and space for a freestanding freezer, rear external entrance door and tiled flooring running through into a separate W.c.

##### W.C

Two piece suite comprising of a W.c, corner wash hand basin and overhead recessed cupboard.

##### LOWER GROUND FLOOR

##### CELLAR

A vast cellar area provides excellent storage and utility options whilst having the potential for development and offering excellent scope for conversion into additional living space such as a home office, gym, cinema room or further accommodation (subject to any necessary consents). Also having windows to the rear elevation and fitted inset stainless steel sink unit with eye level wall cupboards, plumbing for an automatic washing machine and separate W.c.

##### FIRST FLOOR

##### LANDING

##### BEDROOM

A large double bedroom with dual aspect windows and original cornice, picture rail and skirting board.

##### EN-SUITE

The en-suite shower room comprises a three piece suite including a low flush W.c, vanity unit with wash hand basin, walk-in shower cubicle with shower, fitted storage unit and drawers with dressing table.

##### BEDROOM

A second first floor bedroom with dual aspect windows, feature wall panelling, cornice and picture rail.

##### BATHROOM

A splendid and spacious four piece bathroom suite comprising of a W.c, hand wash basin, centrally located free standing bath and a shower cubicle. There is fitted storage and a beautiful original fireplace.

##### SECOND FLOOR

##### LANDING

Velux skylight, roof light and ceiling cornicing.

## BEDROOM

Another generously sized bedroom with fitted storage, a fireplace and window.

## BEDROOM

A fourth double bedroom to the main residence with a window and storage cupboard.

## ANNEXE

To the rear of the property, set within the beautifully landscaped garden, is a newly constructed detached one-bedroom bungalow annexe. The annexe is accessed through a uPVC door which opens to a living/kitchen space, completed to a high standard and never previously occupied. The annex includes a brand-new fully fitted kitchen-diner, a double bedroom, and a bathroom with bath and overhead shower.

## LOUNGE/KITCHEN

There are fitted wall and base units with white and grey marble effect worktops along with white, brick style, gloss wall tiles. The living/dining area is large enough for a corner sofa, as well as a dining table and chairs.

## BEDROOM

A double bedroom which can comfortably accommodate a double bed and bedroom furniture.

## BATHROOM

Stylish and modern three piece bathroom suite in white with shower and screen over bath.

## EXTERNAL

Externally and to the front there is a pleasant lawned area which is bordered by a large range of well established shrubs and plants. To the rear the garden has been finished with grey slate, providing ample space for families from both buildings to relax together during the summer months. Permit parking is available for residents on the surrounding streets.

## IMPORTANT INFORMATION – DETACHED FAMILY ANNEXE

- Constructed with full planning permission
- Approved by the local authority for family use
- Formally accepted as part of the main dwelling
- No separate council tax
- Utilities connected to the main house
- No separate title
- Suitable for standard residential mortgage lending

This makes the annex ideal for multi-generational living, dependent relatives, adult children, guest accommodation, or professional home-working, without the legal or financial complications often associated with independent dwellings.

Despite its proximity to Calderdale Royal Infirmary, the property is located on a quiet residential parade and benefits from resident-only parking, ensuring controlled on-street parking and avoiding hospital-related congestion or disturbance.

The front and rear gardens have been professionally landscaped, with no expense spared, creating attractive, low-maintenance outdoor spaces that enhance both the main house and annex while maintaining privacy and flow.

The property was previously under offer and progressed

successfully; however, the sale fell through weeks prior to completion due to an unrelated chain collapse. There were no survey, valuation or legal issues with the property itself, and it is now available again with the benefit of having already passed buyer scrutiny.

This is a rare opportunity to acquire a flexible, future-proof family home in one of Halifax's most desirable residential locations. Early viewing is strongly recommended to fully appreciate the scale, condition and versatility on offer.

## ANNEXE EPC RATING - C

## EPC RATING - D

## COUNCIL TAX BAND - E

## ANNEXE COUNCIL TAX BAND

We are informed by the owners that the whole property to include main residence and annexe is covered under one council tax bill which for the year 2024/25 totalled £2657.36.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	