



13 Godfrey Road  
Skircoat Green, Halifax, HX3 0LY

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A characterful family home in the heart  
of Skircoat Green



**Charnock Bates**

The Country, Period & Fine Home Specialist







13 Godfrey Road  
Skircoat Green  
Halifax  
HX3 0LY

Guide price: £550,000

## At a glance

- Four double bedrooms, three bathrooms (including two ensembles)
- Elegant lounge with open fire and period-style detailing
- Spacious kitchen diner with French doors to the garden
- Principal suite with secret walk-in wardrobe and ensuite
- Lower ground floor utility, pantry, garage, and workrooms
- Light-filled attic level, with space for a home office
- Low-maintenance solid oak flooring and quality finishes throughout
- Gardens with decking and hillside views
- Walking distance to Skircoat Green's shops, schools, and amenities
- Parking for three cars

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## A characterful family home in the heart of Skircoat Green



Tucked away in one of Halifax's most sought-after locations, 13 Godfrey Road offers a rare combination of charm, practicality, and modern comfort.

Built in 2013, the property combines modern efficiency – including an excellent heating and water system capable of powering multiple showers at once – with timeless features such as stone window sills and an open fire with a stone surround.

With four bedrooms, three bathrooms, versatile living spaces, and parking for up to three cars – a true rarity in this area – this home has been thoughtfully designed to be both beautiful and low maintenance, making it the perfect setting for family life.

'In the summertime, we open up the French doors and let the outdoors in, dining alfresco on the decking. In autumn and winter, the lounge is wonderfully cosy with the open fire – a rarity in newer houses.'

**Current homeowner**





## Ground floor

### Entrance hall

A welcoming introduction to the home, with solid oak floorboards, feature wallpaper, stone windowsill, and a wooden balustrade staircase with cast-iron radiator.

### WC and cloakroom

Practical fitted spaces, including a WC with integrated vanity and window.

### Lounge

Brimming with character, the lounge feels worlds away from a typical new build. Features include ornate cornicing, a ceiling rose, open fire set in a stone surround, solid oak flooring, large windows with stone sills, and recessed shelving – a room made for cosy winter evenings.

### Kitchen diner

The heart of the home, where two sets of French doors open onto decking for seamless indoor-outdoor living. This welcoming space features duck-egg blue units with black worksurfaces, and a breakfast island with sink, dishwasher, and breakfast bar. Cornicing, cast iron radiators, and exposed solid oak floorboards add a timeless finish.

## Lower level

### Utility and pantry

Dedicated utility space with plumbing for laundry, plus walk-in storage/pantry.

### Garage

Single garage with electric roll-top door and internal access.

### Workrooms/storage

Two versatile rooms with access to the rear garden, ideal as workshops, gyms, or hobby spaces.







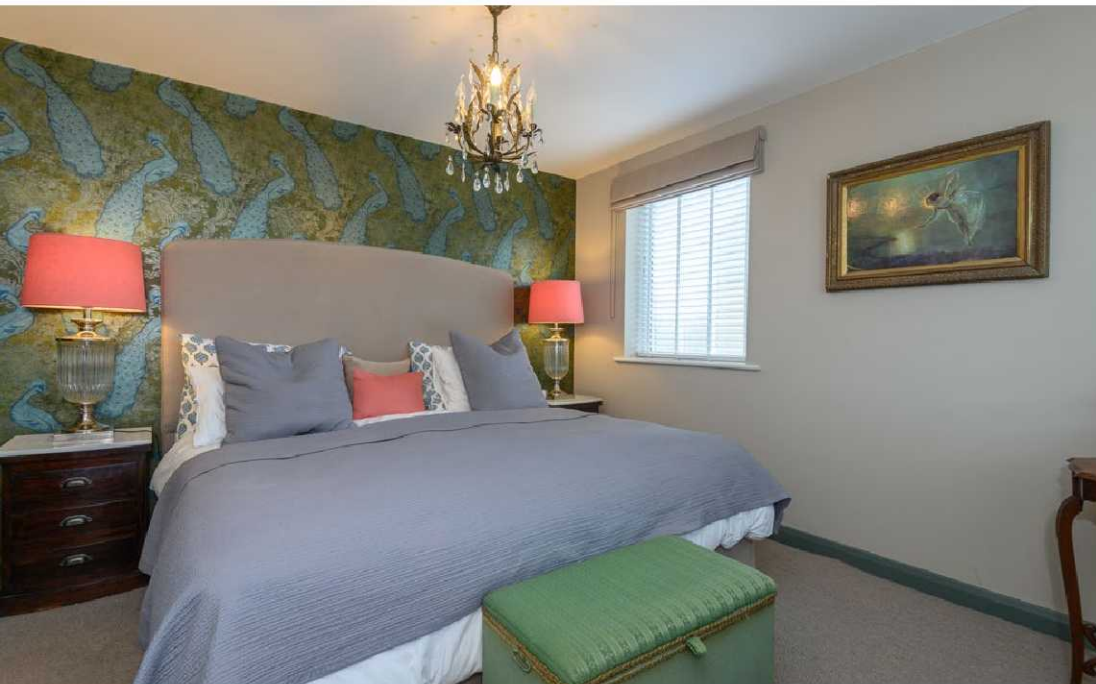
'I love that each floor can be shut off for privacy and practicality. I work from home a lot, and I'll just heat the floor I need rather than the whole house.'

**Current homeowner**









## First floor

### Principal suite

A stylish retreat with luxurious peacock 'Byron' wallpaper by Cole & Son, and a concealed walk-in wardrobe. An archway flows into the dual-aspect bedroom with garden and hillside views, while the ensuite includes shower, toilet, and sink in a fitted drawer unit.

### Double bedroom

South-facing and flooded with light, complete with its own concealed walk-in wardrobe and bespoke full-height curtains.

### Family bathroom

Beautifully styled with a freestanding bath, walk-in double shower, vintage-style vanity, WC, and south-facing window.











## Second floor

A light-filled attic level with double-width skylight, ideal for use as a home office or playroom, with access to boarded loft space.

### **Double bedroom one**

South-facing with twin skylights, exposed beam, and Jack & Jill ensuite access.

### **Jack & Jill ensuite**

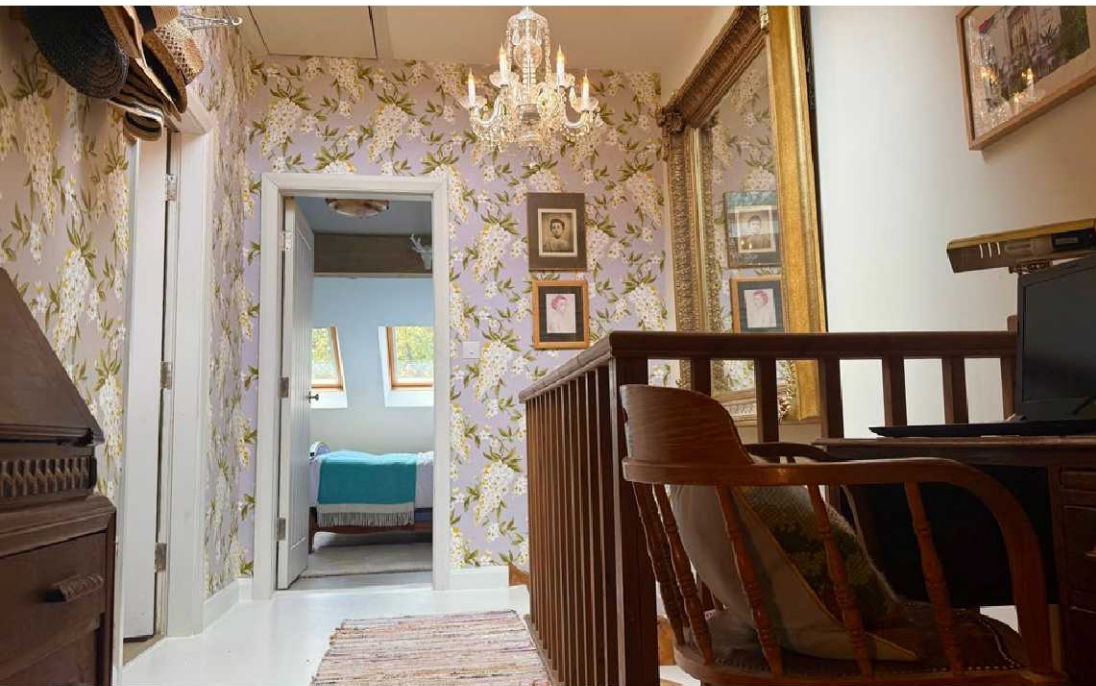
Shower, toilet, fitted vanity, and skylight with exposed beam detail.

### **Double bedroom two**

Characterful with twin skylights and exposed beams.











## Externals

### Front

Paved driveway and garage, with log store and gated side path to the rear garden.

### Rear

Decking area with built-in bench, perfect for morning coffee or summer dining. Backing onto allotments with hillside views, the garden feels private and serene.







## Key information

- **Fixtures and fittings:**  
Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- **Wayleaves, easements and rights of way:**  
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Yorkshire stone, with blue slate roof
PROPERTY TYPE	Detached
PARKING	For three cars in total – one in garage, one under carport under decking, and one on driveway to the front of the property
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Utility Warehouse
GAS SUPPLY	Utility Warehouse
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, plus open fire in lounge
BROADBAND	Superfast
MOBILE SIGNAL	Good coverage

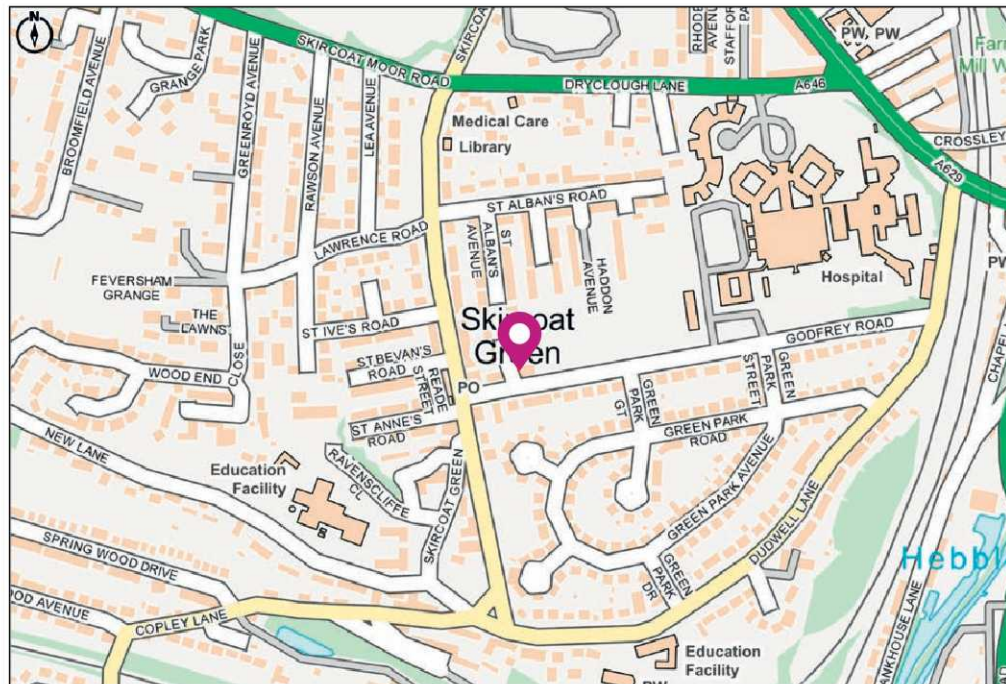


## Location

Situated in the highly regarded area of Skircoat Green, 13 Godfrey Road enjoys a peaceful residential setting just moments from excellent amenities. Skircoat Green is renowned for its village feel, with a welcoming community, independent shops, cafés, and local services all within walking distance.

Families are particularly drawn to the area thanks to its proximity to some of Calderdale's most sought-after schools, including Heathfield Preparatory School and The Crossley Heath Grammar School. For leisure, there are nearby parks, scenic walks, and access to countryside trails, while Halifax town centre with its cultural attractions, including The Piece Hall, is only a short drive away.

Commuters benefit from convenient transport links. Halifax railway station provides regular services to Leeds, Manchester, and beyond, while the M62 motorway network is easily accessible, connecting to regional business hubs and Manchester International Airport.



Get in touch to arrange your private tour today.

Charnock Bates



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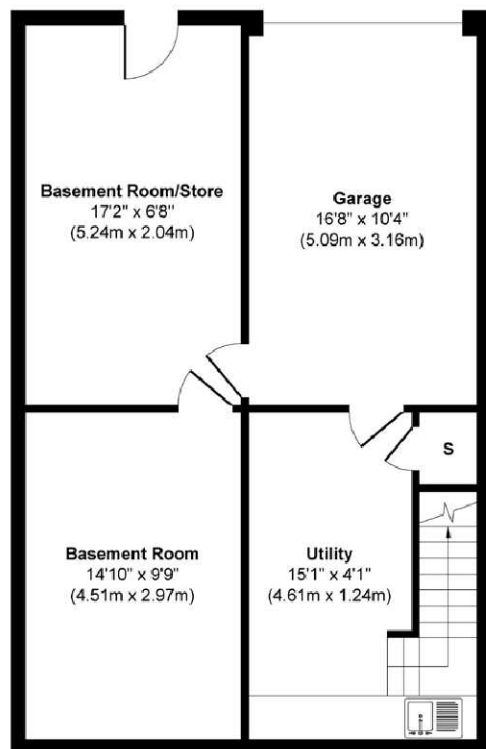
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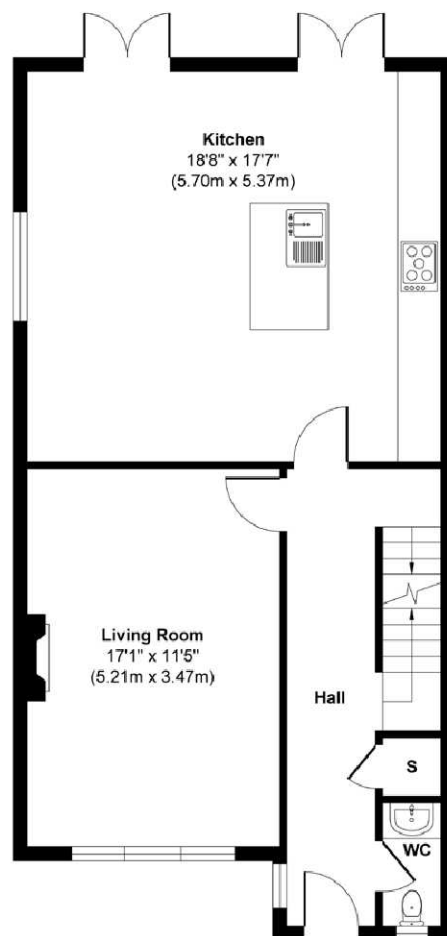


# Floor plans

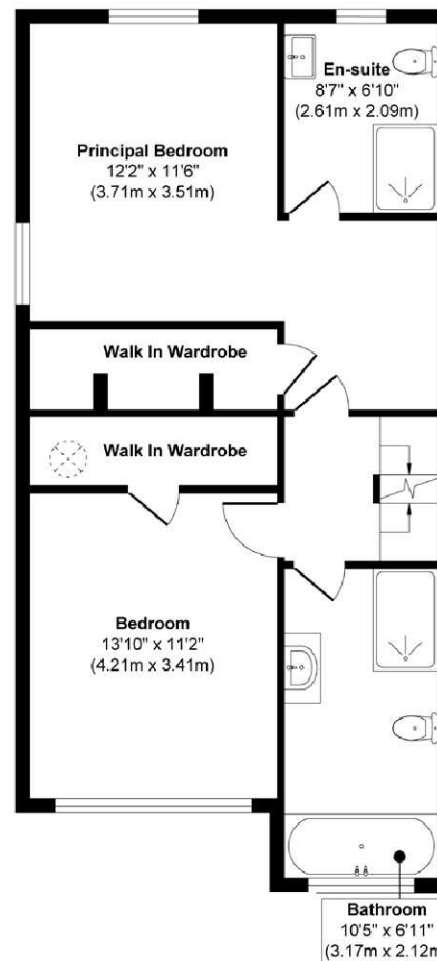
Lower level



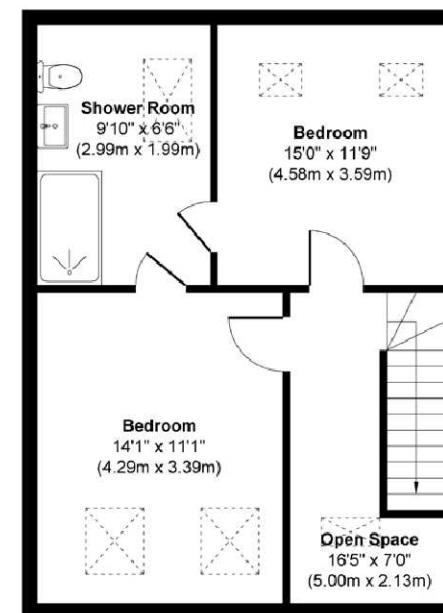
Ground floor



First floor



Second floor



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Total approximate floor area:  
**2,495 sqft (231.95m<sup>2</sup>)**  
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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