

Charnock Bates

The Country, Period and Fine Home Specialist



Grosvenor

1 Stafford Parade, Skircoat Green, Halifax, HX3 0PD



P Z169
Permit holders
parking only
past this point
Private road

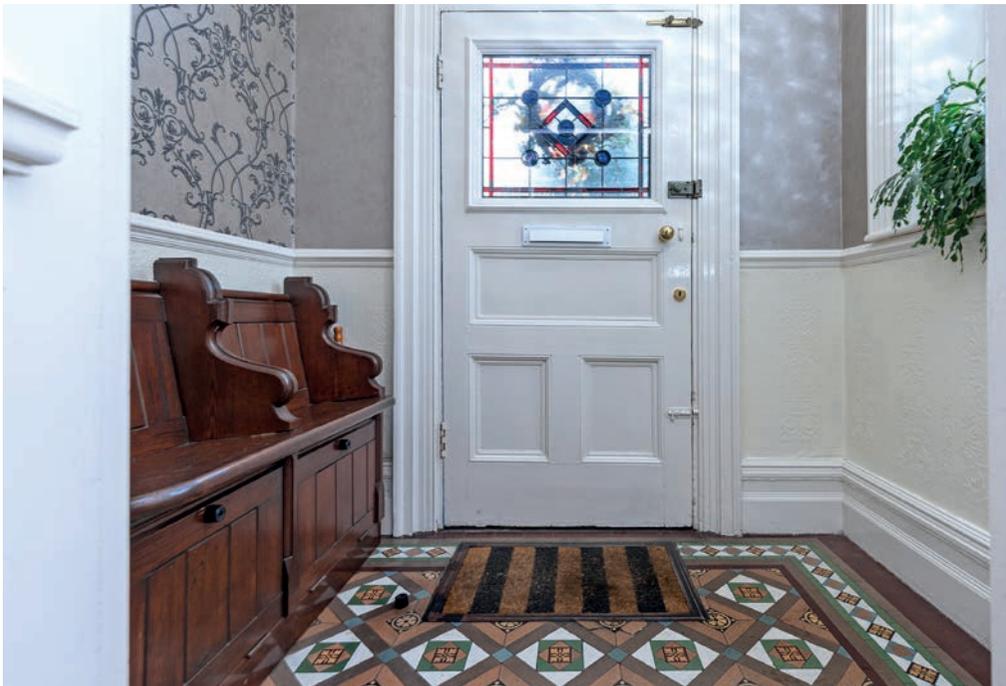
STAFFORD
GRADE



Grosvenor

1 Stafford Parade
Skircoat Green
Halifax
HX3 0PD

OIRO £399,950





Summary Description

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 rear elevations along with a single detached garage 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.

Having retained many original features including period tiling to the entrance vestibule, ceiling cornicing and stone mullions. The accommodation briefly comprises; entrance vestibule, inner entrance hallway, lounge, dining/living kitchen, rear entrance porch and WC, generous sectional cellar area and WC, first floor landing with access to the second floor, principal bedroom with en-suite shower room, second bedroom, large house bathroom with four piece suite, second floor landing and two further double bedrooms.

Location

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.



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General Information

A characterful period residence which has provided the current owners with a family home for the last 22 years, offering flexible accommodation with the potential to develop and adapt the current layout to provide additional living space subject to obtaining the relevant planning approvals. 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 and over light. A panelled glazed partition gives access through to the inner hallway which in turn gives direct access to both the main lounge, living kitchen and stairs leading down to the cellar.

The inner hallway has oak flooring running throughout and includes corner storage cupboard, ceiling covings and staircase to the first floor landing. The generous living kitchen is located to the rear of the property and benefits from an extensive range of fitted base units and eye level wall units with downlighting, contrasting granite worktops and upstands incorporating an undermounted stainless steel sink unit with mixer tap. A central island with matching worktops includes an integrated halogen hob and separate fan assisted cooker, whilst a cream recessed AGA forms part of the main run of units. Additional appliances include an integrated dishwasher and microwave. Having dual aspect with windows to the rear and side elevations allowing natural light and a pleasing aspect over the rear enclosed terrace and gardens, the living kitchen is further enhanced by ceiling cornicing, decorative open fireplace with mantel.







Leading down from the kitchen area, steps give access to a rear porch having fitted storage cupboards and space for a freestanding fridge freezer, rear external entrance door and tiled flooring running through into a separate WC having underfloor heating and two piece suite comprising; WC, corner wash hand basin and overhead recessed cupboard.

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.

Large sectional cellars provide scope for development 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 WC with two piece suite comprising; low flush WC and vanity unit with wash hand basin.

Moving on to the first floor landing, having ceiling cornicing and stairs leading to the second floor landing.





The principal bedroom includes an extensive range of fitted bedroom furniture including wardrobes, drawers and bedside cabinets with overlying storage, dual aspect with windows to the side and rear elevations, ceiling cornicing and picture rail. The en-suite shower room comprises a three piece suite including a low flush WC with concealed cistern, vanity unit with wash hand basin, walk-in shower cubicle with Mira shower, fitted storage unit and drawers with dressing table, uPVC obscure window to the side and ceiling coving.

The second bedroom has a three light mullion to the front elevation and uPVC to the side, ceiling cornicing, rose and picture rail. Completing the first floor accommodation is the spacious house bathroom boasting a four piece suite with centrally positioned free standing bath with period mono-bloc mixer tap and shower attachment, low flush WC, walk-in shower with period chrome shower controls, decorative fire surround, wash hand basin, traditional towel rail, fitted cupboard with shelving and housing the immersion heater, ceiling cornicing and uPVC window to the rear elevation.





At second floor level the landing area has Velux skylight, roof light and ceiling cornicing and gives access to two further bedrooms, bedroom three is positioned to the front having 2 light mullion and fitted wardrobes to either alcove. The final bedroom has a uPVC dormer to the rear enjoying partial views and fitted storage cupboard.

Externals

Vehicular access leads directly from Stafford Parade and accesses a single detached garage located at the end of the rear garden having power and timber double doors. An enclosed flagged terrace bordered by raised flowerbeds and mature shrubs is located to the rear of the property and provides a private seating area ideal for entertaining. Pedestrian access from Stafford Parade leads through an ornate metal gate with railings surmounted on stone walling that runs around the side of the property to the front. An edged lawn starts adjacent to the side entrance and runs around to the front of the property bordered by well stocked and mature flowerbeds that have been well maintained by the current owners.

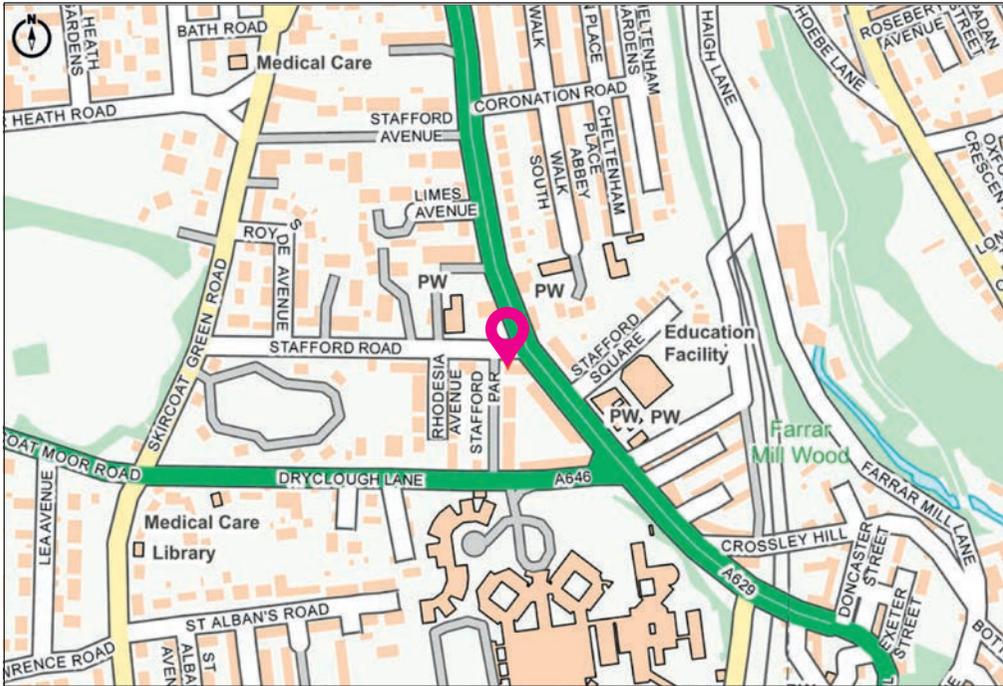
Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale Band E





Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property has mains electric, gas, water and sewerage.

Tenure

Freehold

Directions

From Halifax Town centre proceed along the A629 Huddersfield Road towards Huddersfield, after passing The Shay football ground on the left take the next turning right into Heath Road. Continue along Heath Road through the traffic lights towards Manor Heath, proceed along Heath Road and turn left into Stafford Road, proceed down Stafford Road to the no entry signs at the bottom and Grosvenor can be found on the right.

EPC Rating

EER: Current 34 – Potential 75

Local Information

Nearest Stations

Halifax 1.2 miles

Nearest Schools

Salterhebble Junior & Infant School 0.1 miles
 All Saints Junior & Infant School 0.6 miles
 Gleddings Preparatory 0.8 miles
 The Crossley Heath School 1.1 miles

Motorway Network

Junction 24, M62 Motorway 4.3 miles

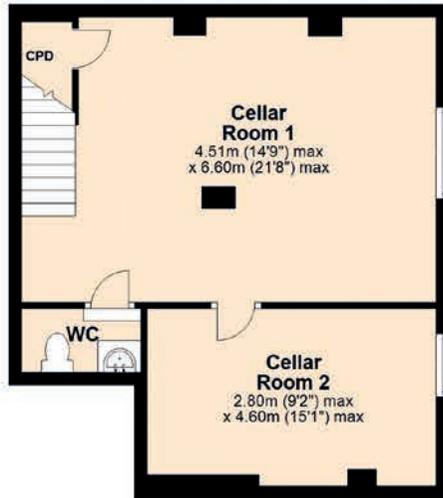


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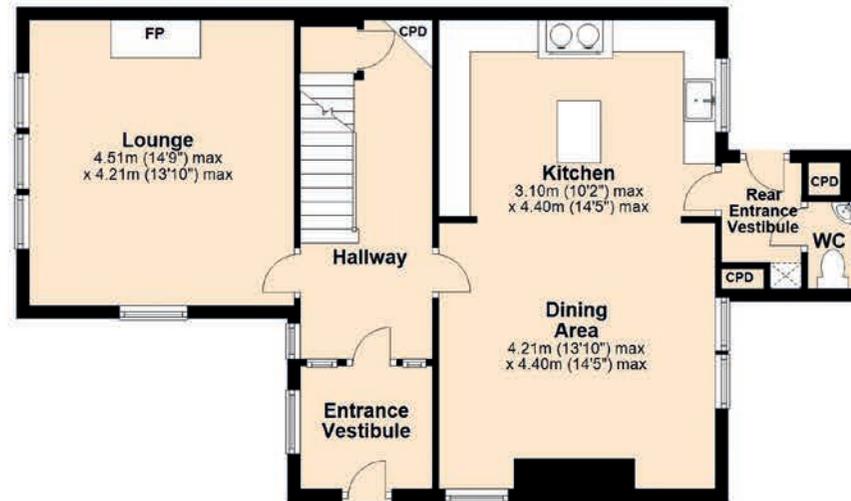


Floor Plans

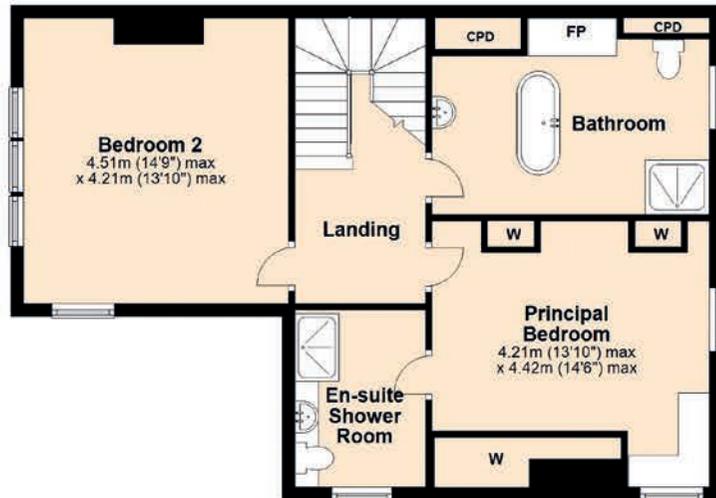
Lower Ground Floor



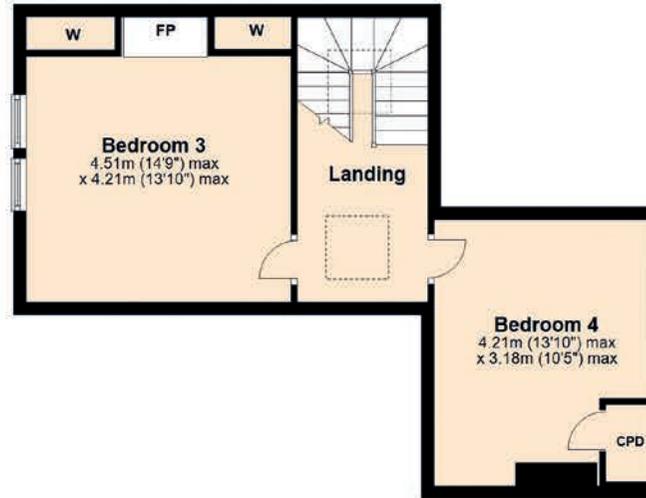
Ground Floor



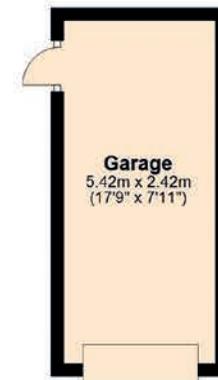
First Floor



Second Floor



Garage



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