

Charnock Bates

The Country, Period and Fine Home Specialist



3 Stafford Place
Skircoat Green, Halifax, HX3 0NU





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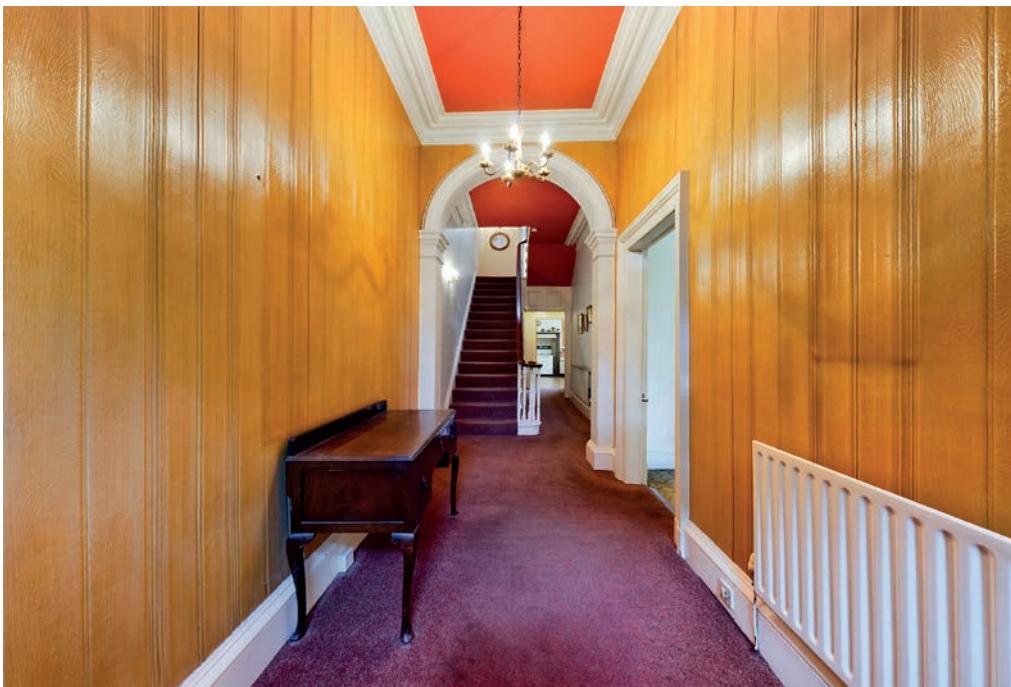
Skircoat Green
Halifax
HX3 0NU

OIRO: £375,000



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Summary Description

A unique opportunity to purchase a characterful property in the heart of Skircoat Green, perfect for families or buyers looking to downsize. Local amenities including, doctors' surgery, convenience stores, public houses, restaurants, and public parks, perfect for family days out.

The property briefly comprises, entrance hall, lounge, sitting room, kitchen/ diner, WC, utility, and cloakroom to the ground floor. The first floor offers four double bedrooms, main bathroom, wardrobe space and access to the second floor benefiting from a further bedroom.

The sectional basement is divided into five separate rooms, including wine cellar and workshop. Externally the property enjoys lawned garden and two private car parking spaces at the rear and one at the front.

Location

The property is set back from the road and is located in Skircoat Green, one of Calderdale's premier residential locations. An extensive range of local amenities are on offer a short distance from the property, these include numerous independent retailers including butchers, 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 station, the area is popular with professional families and benefits from open green space at Savile Park and Manor Heath Park which are both a short distance away.

General Information

Access is gained into the entrance hall, with decorative coving, original feature archway and staircase, WC and cloakroom.

Moving through to the bright spacious lounge boasting high ceilings, marble fire surround, feature coving with ceiling rose and a large sash window to the front elevation.

Upon entering the sitting room, the period features continue with high ceilings, sash window and feature coving making an ideal room to unwind and relax.





Through to the kitchen/diner, with traditional features including portrait sash window and space in the chimney breast with feature timber surround for a range oven, base and wall units with contrasting worktops, chrome inset sink with mixer tap and tiled splash backs.

The ground floor is finished with a utility room with tiled splash backs, window to rear, chrome inset sink, storage space and access to the rear elevation.



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Moving to the second floor the bright landing with keyhole sky light gains access to wardrobe space and the main bathroom comprising; three-piece suite with wash hand basin, WC, panel bath, chrome towel radiator and tiled splash backs.

The spacious principal bedroom features decorative coving, high ceilings and a large portrait sash window overlooking the front elevation.

Through to the second bedroom with sink, feature coving and a large portrait sash window overlooking the rear elevation. Two further double bedrooms one with fitted wardrobes complete the first-floor accommodation.





An enclosed staircase gains access to the second floor of the property into a further landing with exposed beams and the spacious fifth bedroom again with exposed beams and Velux window providing natural light.

The generous basement offers five spacious rooms comprising: storeroom, coal store, wine cellar with Yorkshire stone worktops and brick surrounds, workshop with Yorkshire stonework tops and base units and window to the rear providing natural light. Finally, the largest of the rooms with original feature stonework and original stone wash basin completes this property.



Externals

Set on a private road, the property benefits from two private car parking spaces at the rear and one at the front. Manicured lawns provide the perfect space for entertaining, barbequing and al-fresco dining bordered to the rear by mature shrubs and trees.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC: 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 benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

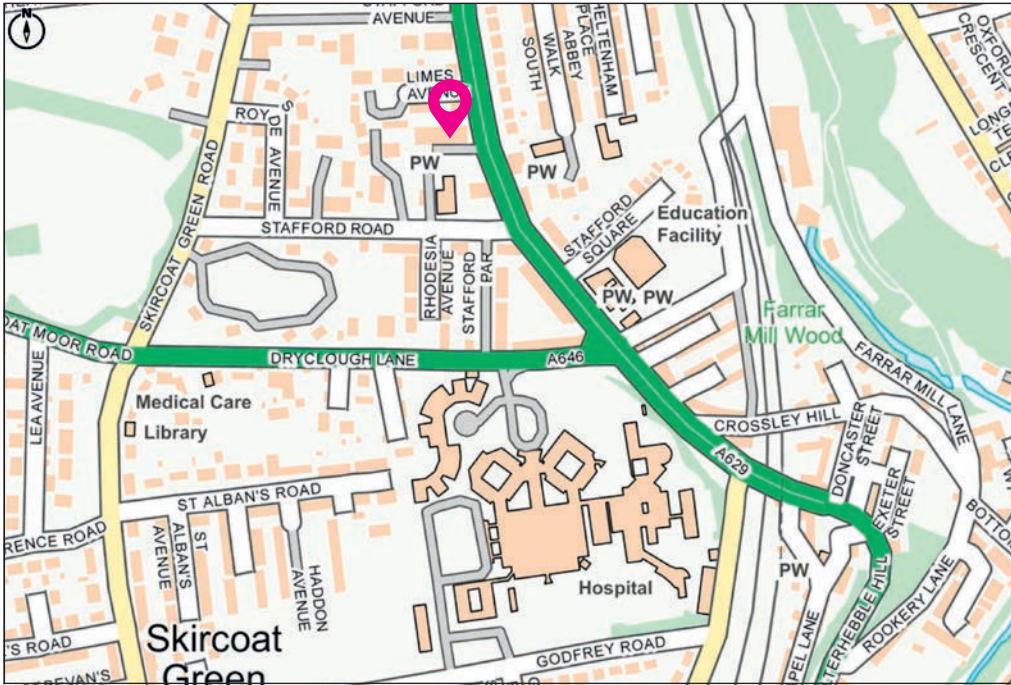
Tenure

Freehold



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Directions

From Halifax take the Huddersfield Road A629, travelling for approximately 1.0 mile on the A629 and just before Caspian Mediterranean Bistro make a right turn on to Stafford Place. The property will be situated on the right indicated by a Charnock Bates board.

For satellite navigation: **HX3 0NU**

EPC Rating

ERR: Current 45 Potential 76

Local Information

Nearest Stations

Halifax	1.0 mile
Sowerby Bridge	3.3 miles
Brighouse	5.0 miles

Nearest Schools

The Crossley Heath School	1.4 miles
The Gleddings Preparatory School	1.0 miles
All Saints Junior & Infant School	0.7 miles

Motorway Network

M62 Junction 24	4.6 miles
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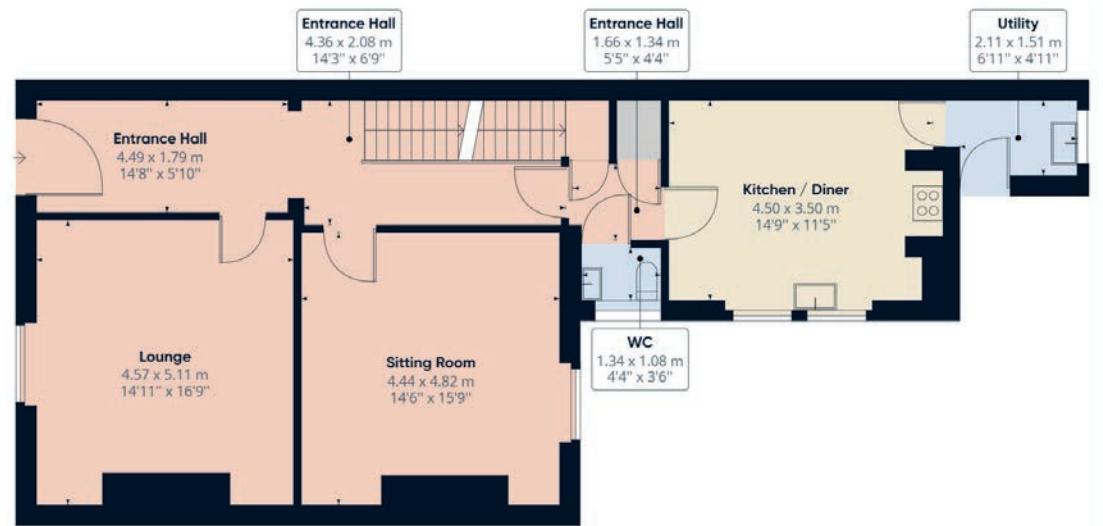


Floor Plans

Lower Ground Floor



Ground Floor



First Floor



Second Floor



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