

Charnock Bates

The Country, Period and Fine Home Specialist



Ashfield

37 Rawson Avenue, Skircoat Green, HX3 0LR





Ashfield

37 Rawson Avenue
Skircoat Green
HX3 0LR

OIEO £300,000



charnockbates.co.uk





Summary Description

Situated in one of Calderdale's premier residential locations is this deceptively spacious five-bedroom property offering prospective purchasers the opportunity to create a one-off family home.

Externally the property enjoys a front and rear garden along with a garage providing off road parking.

Internally the property briefly comprises; entrance hall, lounge, dining room, kitchen and WC to the ground floor with the cellar room being accessed off the entrance hall. Three bedrooms, WC and shower room to the first floor.

Location

The property is located on Rawson Avenue, close to the centre of Skircoat Green with a range of local amenities and 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 Gladdings 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 a short distance away.



charnockbates.co.uk



General Information

Access is gained via a uPVC entrance door into the entrance hall with decorative ceiling coving and open staircase leading to the first floor accommodation.

Positioned off the entrance hall is the spacious lounge with decorative ceiling coving, gas fire set within a decorative surround and bay mullion window to the front elevation providing ample natural daylight.

Leading through to the dining room with decorative ceiling coving and picture rail, gas fire set within a decorative surround and bay window to the rear elevation with external door leading into the gardens creating an ideal space for summer evenings entertaining family and friends.

Having a two-piece suite to the downstairs WC comprising; WC, wash hand basin, vinyl tile effect flooring and two frosted windows to the side elevation.

Completing the ground floor accommodation is the kitchen having a range of wood effect fitted wall, drawer and base units with contrasting granite effect laminate worktops with inset stainless steel sink, vinyl tile effect flooring, tiled splashbacks, window and external door to the rear and space for a freestanding cooker, washing machine and fridge/freezer. Enclosed steps off the entrance hall lead down to the cellar room which can also be accessed externally via the rear garden creating a useful utility space. The gas central heating boiler is located here.





The first-floor landing accesses a WC, shower room and three bedrooms with the principal bedroom and bedroom two benefiting from fitted wardrobe space. Having a two-piece suite to the shower room comprising; walk in glass screen shower, wash hand basin with mixer tap, vinyl flooring, tiled splashbacks, frosted window to the rear elevation and chrome ladder heated towel rail.

An open staircase from the first floor landing leads to the second floor accommodation where two additional spacious bedrooms are located.



charnockbates.co.uk







Externals

To the front of the property is a lawned garden bordered by mature shrubs with a pathway leading to the main entrance door. The rear garden can be accessed internally off the kitchen/dining room or externally via a wrought iron side gate benefiting from a lawned garden bordered by shrubs and flower beds with paved patio area providing an ideal space for entertaining and alfresco dining. Located at the rear of the property is a garage with up and over door providing off road parking.

Fixtures and Fittings

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

Local Authority

Calderdale MBC

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



charnockbates.co.uk



Directions

From Halifax take the Huddersfield Road (A629) and turn right immediately up Heath Road. Continue straight across the first mini roundabout and then turn right at the second roundabout up Skircoat Moor Road where you will then turn left onto Rawson Avenue. Continue forward until reaching 37 Rawson Avenue as indicated by a Charnock Bates board.

For satellite navigation: **HX3 0LR**

EPC Rating

EER Current tbc – Potential tbc

Local Information

Nearest Stations

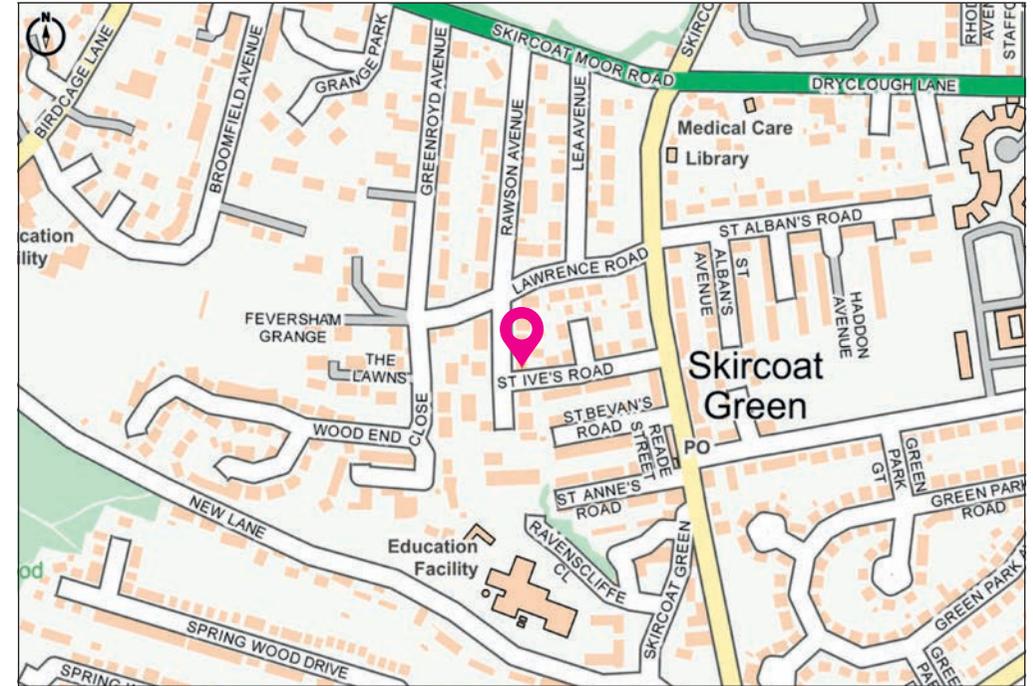
Halifax	1.5 miles
Sowerby Bridge	3.0 miles

Nearest Schools

Gleddings Preparatory	0.7 miles
The Crossley Heath School	0.9 miles

Motorway Network

Junction 24, M62	4.7 miles
------------------	-----------

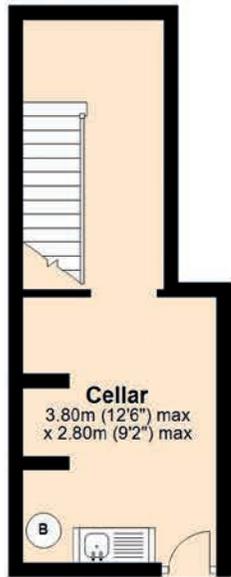


charnockbates.co.uk

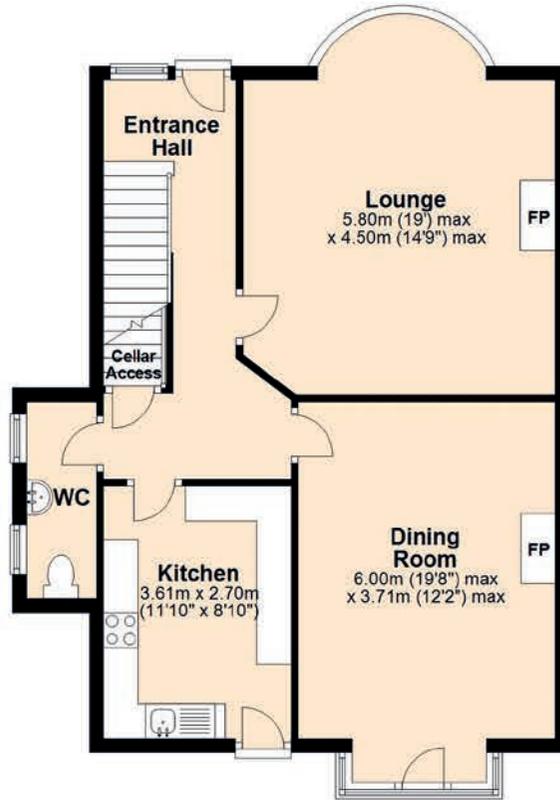


Floor Plans

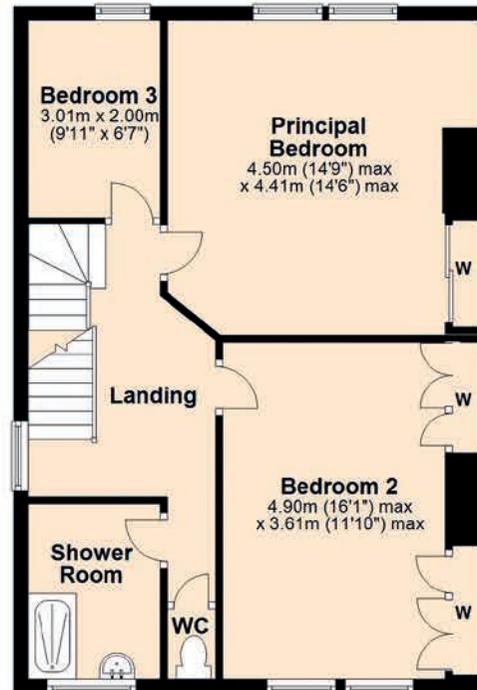
Basement



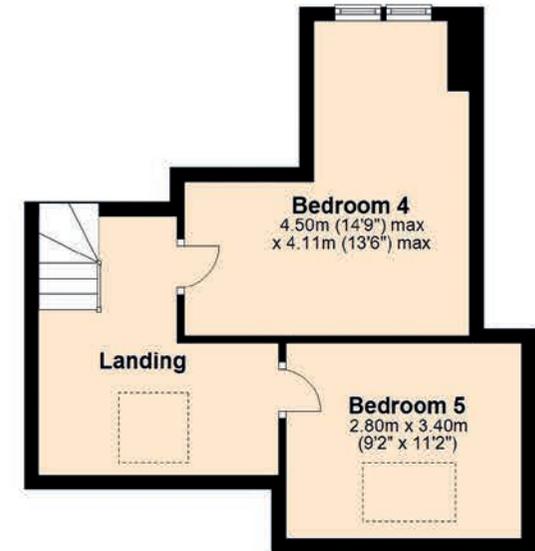
Ground Floor



First Floor



Second Floor (Res Head Height)



Charnock Bates

The Country, Period and Fine Home Specialist



Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk