



## 4 Belvoir Gardens

Skircoat Green, HX3 0NF

Asking Price £325,000 Freehold





Situated in the much sought-after location of Skircoat Green and having the added benefit of no onward chain, 4 Belvoir Gardens is an end-terraced family home enjoying spacious four-bedroom accommodation over three floors, retaining a wealth of period fixtures and fitting throughout.

#### Location

The property is located within 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.

#### Accommodation

Access is gained into the entrance hallway with an open staircase with timber balustrade rising to the first floor and a hidden staircase leading down to full height cellar rooms offering the opportunity to convert subject to the relevant planning consents.

The first door to your left takes you through to the spacious lounge which showcases high-skirting, coving and picture rails, with a beautifully decorated ceiling and a gas fire to the focal point with decorative surround. A large bay window floods the room with natural light while enjoying an outlook into the garden. A second spacious reception room also showcases period features, with a gas fire to the focal point and an outlook to the rear elevation.

The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven with four-ring gas hob and extractor above, dishwasher and a fridge freezer.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property, befitting from floor to ceiling built-in wardrobes and enjoying an outlook over the garden and far-reaching views beyond. The generous second double bedroom is positioned to the rear.

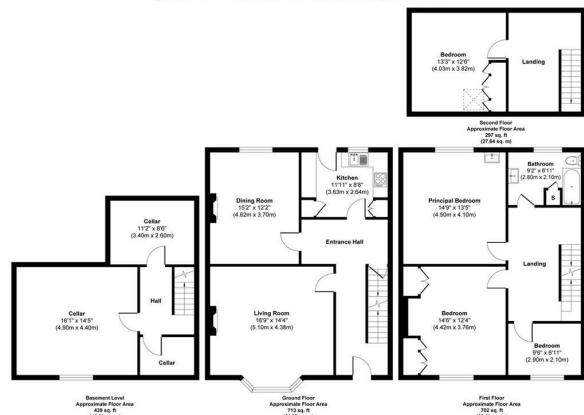
The third single bedroom is again to the front of the property enjoying far-reaching views while the generous house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

A staircase then rises to the second floor landing with access to eaves-storage and a further double bedroom with velux window allowing for natural light.

Externally, to the front of the property, a pathway splits two lawns, with a path leading to the front door and a lawned section being bordered by mature planting and shrubbery adding privacy. To the rear, accessed through a gate or from the kitchen, a small yard accesses a detached single garage which provides off-street parking for one car. On street, resident permit parking is available from Calderdale council at a cost of £35 per annum.



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Council tax band: D  
EPC rating: E  
Ground rent: N/A  
Service charge: N/A

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