

Peter David

Properties Ltd

Residential Sales and Lettings



Dudwell Lane, Skircoat Green

£399,999





Nestled in the charming area of Dudwell Lane, Halifax, this impressive detached house offers a spacious and versatile living experience across four well-appointed floors. With four generously sized bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

One of the standout features of this home is the delightful sun room, which invites natural light and provides a serene space to relax and enjoy the surrounding views. Additionally, the property boasts a games room, ideal for entertaining friends or enjoying family time. The external outbuildings offer further potential, whether for storage, a workshop, or even a creative studio. The property benefits from triple glazed windows making it warmer in the winter and cooler in the summer.

The tiered gardens are a true highlight, presenting fantastic views that enhance the outdoor experience. These gardens provide a wonderful setting for outdoor activities, gardening, or simply unwinding in the fresh air.

This property combines comfort, space, and stunning outdoor areas, making it a perfect choice for those looking to settle in a picturesque location. With its unique features and ample room for personalisation, this home is sure to impress. Don't miss the opportunity to make this exceptional property your own.

- WONDERFUL PROPERTY OVER FOUR FLOORS
- MUCH SOUGHT AFTER LOCATION WITH FANTASTIC VIEWS
- OUTBUILDING WORKSHOP AND STUDIO
- 4 BEDROOMS
- GARDENS
- SUN ROOM
- GAMES ROOM
- PERMIT PARKING ON DUDWELL LANE
- EPC RATING E
- COUNCIL TAX BAND D

## Accommodation

### Lower Lower Ground Floor

#### Games Room

16'11" x 13'8" (5.16 x 4.18)

#### Store

6'2" x 10'7" (1.90 x 3.24)

### Lower Ground Floor

#### Kitchen / Dining Room

18'6" x 14'2" (5.64 x 4.32)

#### Lounge

15'10" x 12'11" (4.83 x 3.94)

#### Sun Room

6'1" x 14'6" (1.87 x 4.44)

#### Boot Room

6'7" x 12'0" (2.03 x 3.66)

### Ground Floor

#### Bedroom 1

14'6" x 11'11" (4.42 x 3.65)

#### Bedroom 2

10'4" x 12'6" (3.16 x 3.83)

#### Bathroom

4'11" x 10'11" (1.50 x 3.34)

### First Floor

#### Bedroom 3

14'4" x 12'2" (4.39 x 3.71)

#### Bedroom 4

9'0" x 12'7" (2.75 x 3.84)

### Outbuildings

#### Workshop

13'4" x 12'5" (4.08 x 3.79)

#### Store

3'11" x 5'10" (1.20 x 1.80)

#### Studio

6'8" x 7'5" (2.04 x 2.27)

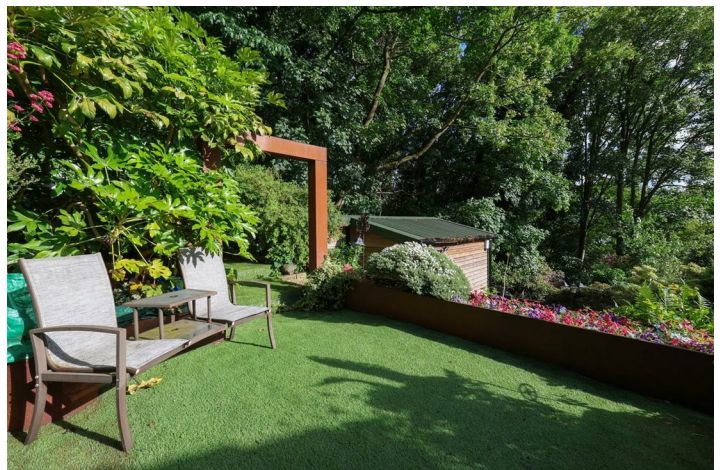
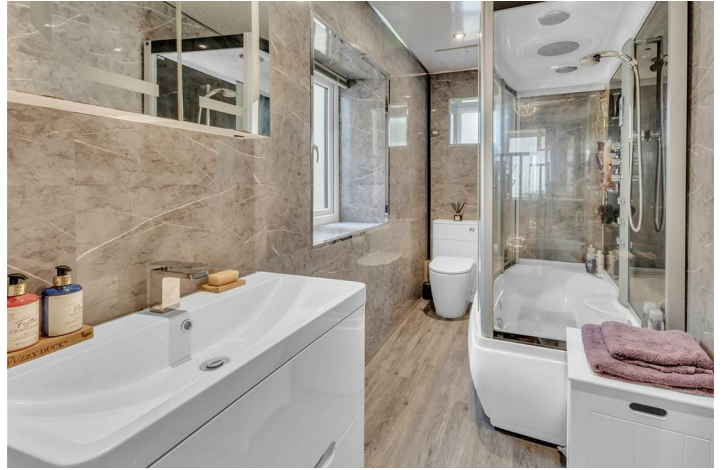
### Directions

Please use HX3 OSD for directions

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

### External



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

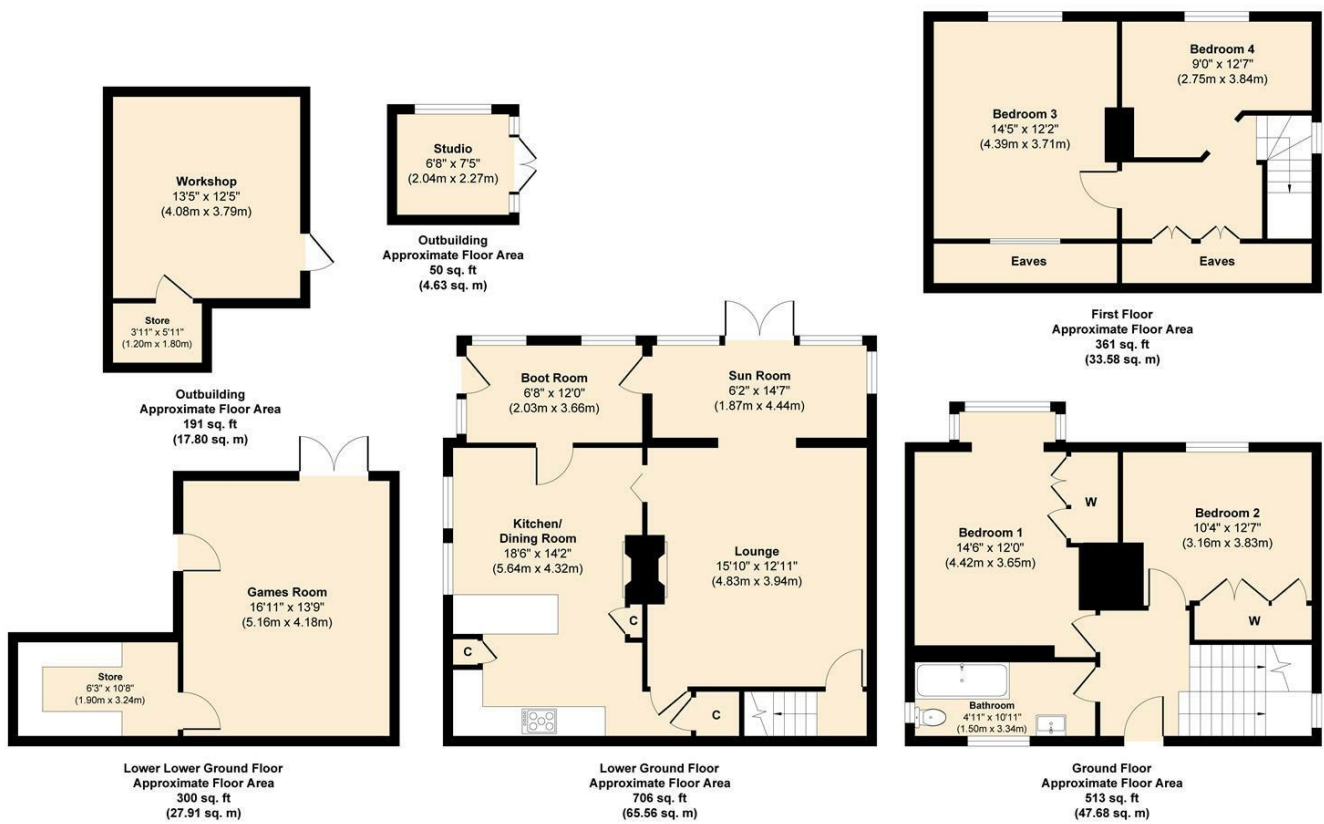
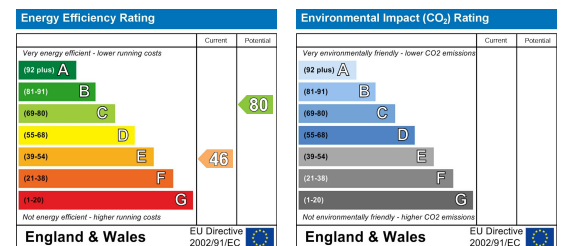


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## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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