



## SUNNINGDALE, 12 ST IVES ROAD SKIRCOAT GREEN

An internal inspection is absolutely essential to fully appreciate this extended four bedoomed semi-detached stone-built residence which is situated in this highly desirable and much sought-after residential location within the heart of Skircoat Green. Just step inside this delightful family home and you cannot fail to be impressed by the attractive accommodation provided which has a wealth of quality fixtures and fittings. The property has the benefit of uPVC double glazing, gas central heating, an impressive fully fitted dining/kitchen, family room, downstairs cloakroom, four bedrooms, (attic bedroom with en suite), garden and a detached garage. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including excellent schools, and is within walking distance of the Halifax town centre as well as providing easy access to the M62 motorway network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a four bedoomed semi-detached residence in this sought-after location and as such an early appointment to view in order to avoid disappointment is strongly recommended.

Price Guide: O/O £340,000

Glass panelled front entrance door with skylight above opens into the

#### ENTRANCE HALL

With solid wood floor, cornice to ceiling, and one double radiator.

From the Entrance Hall a panel door opens into the

#### LOUNGE 17' into bay x 13'



With a square bay window incorporating uPVC double glazed units to the front elevation. An attractive feature of this room is the modern pebble effect gas fire set into the chimney breast, built in cupboards to either side, cornice to ceiling, one single radiator, one TV point and a fitted carpet. From the Entrance Hall a panel door opens into the

#### SPACIOUS OPEN PLAN DINING KITCHEN 18' 7" x 8'10"

#### KITCHEN AREA



Being fully fitted with a range of modern wall and base units incorporating matching granite work surfaces with a 1 1/2 bowl sink unit with mixer tap and telescopic hand held tap, five ring touch sensitive ceramic hob with extractor hood in stainless steel and glazed canopy above, breakfast bar, integrated fridge/freezer, integrated dishwasher, new fan assisted electric double oven and grill and integrated microwave. This attractive kitchen has matching granite splash backs with complementing colour scheme to the remaining walls and a solid wood floor. Inset halogen spotlight fittings to the ceiling.

#### DINING AREA

With uPVC double glazed window to the side elevation, wall mounted designer vertical radiator, further double radiator, and a solid wood floor.



From the Dining Area through to the

#### FAMILY ROOM 10' x 8'10"



With uPVC double glazed French doors opening onto the rear garden, solid wood floor, one TV point, and one double radiator. From the Dining Kitchen a panel door opens into the

#### REAR ENTRANCE HALL

With coat hanging facilities, solid wood floor, one double radiator and a uPVC double glazed rear entrance door. From the Rear Entrance Hall a panel door opens into the

#### DOWNSTAIRS CLOAKROOM/UTILITY ROOM

With modern white two piece suite comprising pedestal wash basin and low flush WC. Originally the cloakroom had a shower but is now plumbed for an automatic washing machine and is extensively tiled with complementing colour scheme to the remaining walls. uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator. Inset halogen spotlight fittings to the ceiling and a fitted carpet. From the Dining Kitchen a panel door opens into the cellar head with stone steps down to the

#### BASEMENT CELLAR 15'10" x 16'3"

This basement utility cellar has a window to the front elevation and the benefit of power and light, and a stainless steel sink unit with mixer tap. From the main cellar a door opens into a

## COAL CELLAR AND STORE CELLAR

From the Entrance Hall stairs with fitted carpet lead to the

## LANDING

With double glazed window to the side elevation and fitted carpet. From the Landing a panel door opens into

## BATHROOM

With modern white four piece suite comprising hand wash basin, low flush WC and panelled bath with mixer tap and pencil shower unit and a fully tiled shower cubicle with overhead shower and hand held pencil shower. The bathroom is partially tiled with complementing colour scheme to the remaining walls. Double glazed window to the rear elevation, heated towel rail/radiator and shaver point. From the Landing a panel door opens into

## BEDROOM ONE 14' x 12'10"



With built-in wardrobe facilities to either side of the chimney breast with cupboard space above. uPVC double glazed window to the rear elevation, cornice to ceiling, one double radiator, one telephone point and a fitted carpet. From the Landing a panel door opens into the

## BEDROOM TWO 13' x 12'



With a uPVC double glazed window to the front elevation. To one side of the chimney breast are built-in wardrobes with fitted shelves and cupboard space above, one double radiator and a fitted carpet. From the Landing a panel door opens into

## BEDROOM THREE 6'4" x 8'8"

With uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and fitted carpet. From the Landing a panel door opens to stairs with fitted carpet leading to

## ATTIC BEDROOM FOUR 17'6" x 16'1"



With Velux double glazed skylight window, one telephone point, one double radiator and a fitted carpet. Built-in wardrobes to one wall and door to under the eave's storage facilities. From the Bedroom a panel door opens into the

## EN SUITE SHOWER ROOM

With fully tiled double shower cubicle with Mira Sport shower unit, pedestal wash basin and low flush WC. Velux double glazed skylight window, one double radiator and door to under the eaves storage facility.

## GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of gas central heating and double-glazing majority uPVC. New boiler installed in August 2020, with a ten-year warranty.

## EXTERNAL



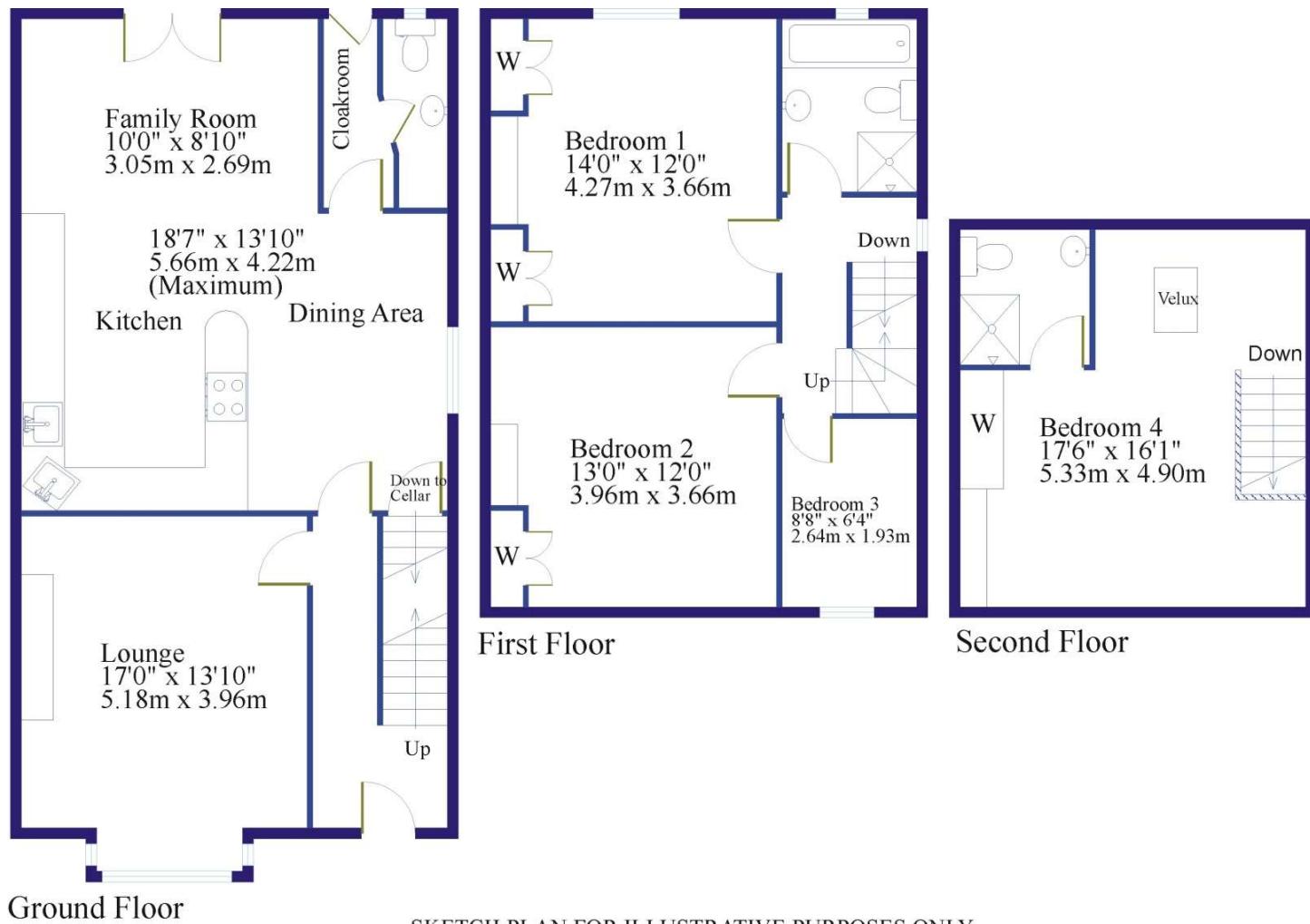
To the front of the property there is a walled garden with path to the front entrance door. To the rear of the property there is an enclosed lawned garden with patio and a detached garage. The garage is larger than average, with an electric shutter door, power and light, and is currently used as a gym.

## TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

## DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road and turn second left into St Ives Road, Sunningdale is on the right-hand side where you will see our signboard.



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd

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