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1 WARREN LODGE GARDENS

SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations, lies this attractive five bedroomed modern detached residence providing spacious and attractive family accommodation. Just step inside this delightful family home and you cannot fail to be impressed by the accommodation provided which has a wealth of quality fixtures and fittings. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a quality detached residence in this desirable location and as such an early appointment to view in order to avoid disappointment is strongly recommended.

Price Guide: O/O £599,950

350 Skircoat Green Road, Skircoat Green, Halifax HX3 0RR
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The covered Entrance Porch opens with front entrance door opens into the

ENTRANCE HALL
With an oak and glass staircase leading to the first-floor accommodation, uPVC double glazed window to the side elevation, one double radiator, inset spotlight fittings and a fitted carpet. Door to cloaks cupboard providing under the stair's storage facilities.

From the Entrance Hall a door opens to the

DOWNSTAIRS CLOAKROOM
With modern white two-piece suite comprising hand wash basin in vanity unit with mixer tap and a low flush WC, chrome heated towel rail/radiator and a tiled floor.

From the Entrance Hall a door opens into the

OPEN PLAN DINING KITCHEN AND FAMILY ROOM 7.53m x 6.14m max

MODERN FULLY FITTED KITCHEN
This superb modern fully fitted kitchen has a range of quality wall and base units incorporating granite work surfaces with a single drainer 1 ½ bowl sink unit with waste disposal unit and mixer tap, five ring gas hob with extractor in stainless steel canopy above with matching stainless-steel splash back, integrated dishwasher, integrated fridge/freezer and a centre island incorporating a breakfast bar with fan assisted integrated electric oven and microwave. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls and a tiled floor, uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, inset spotlight fittings to the ceiling and one double radiator.

From the Kitchen area through to the

DINING AREA
With wood floor and inset spotlight fittings to the ceiling.

From the Dining Area through to the

SITTING AREA
With uPVC double glazed windows to the side and rear elevations providing a light and spacious aspect, uPVC double glazed door opens onto the flagged patio garden, inset spotlight fittings to the ceiling.

From the Kitchen a door opens into the

UTILITY ROOM 3.19m x 1.58m
With fitted wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, plumbing for an automatic washing machine and power for a tumble dryer. The utility room is tiled around the work surface with complementing colour scheme to the remaining walls and a matching tiled floor, one double radiator, and a side entrance door.

From the Utility Room a door opens into the

INTEGRAL GARAGE 5.05m x 4.89m
With an electric up and over door. This spacious garage houses the Baxi boiler with a pressurized cylinder, uPVC double glazed window to the side elevation, power, and light.

From the Entrance Hall the glazed and oak staircase with fitted carpet leads to a

HALF LANDING
With uPVC double glazed window to the side elevation and stairs continuing to the

FIRST FLOOR LANDING
With a fitted carpet, one double radiator, a chrome heated towel rail/radiator, and a door opening to an airing cupboard with fitted shelves. From the Landing a door opens into the

SPACIOUS LOUNGE 7.5m x 3.65m
With uPVC double glazed window to the front elevation and uPVC double glazed French doors with uPVC double glazed floor to ceiling windows to either side, opening onto a south facing balcony and a further uPVC double glazed window to the side elevation providing this room with a light and spacious aspect. Feature polished limestone fireplace with coal effect living flame gas fire, one telephone point, two double radiators and a fitted carpet.

From the Landing a door opens into the

MASTER BEDROOM SUITE 4.84m x 6.10m (including en suite)
This spacious double bedroom suite has uPVC double glazed windows to the front elevation, two double radiators and a fitted carpet. There is a dressing area with built-in wardrobes, a dressing table and inset spotlight fittings.

From the Master Bedroom a door opens to the

EN SUITE BATHROOM
With a modern white three-piece comprising hand wash basin, low flush WC and a paneled bath with shower unit. The en suite is fully tiled including the floor and has a uPVC double glazed window to the side elevation, inset spotlight fittings, an extractor fan, and a chrome heated towel rail/radiator.

From the Landing a door opens into

STUDY/BEDROOM FIVE 2.54m x 2.75m
This bedroom is presently used as a Study and has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the First Floor Landing a glazed and oak staircase leads to the

SECOND FLOOR LANDING
With uPVC double glazed window to the side elevation inset spotlight fittings to the ceiling and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR 2.48m x 2.52m
This single bedroom has a Velux double glazed skylight window, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 4.86m x 3.21m extending into the dormer to 4m
This second double bedroom has a uPVC double glazed dormer window to the rear elevation, one double radiator, door to under the eave's storage and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR 4.84m x 3.22m extending into the dormer to 3.97m
This third double bedroom has a uPVC double glazed dormer window to the front elevation, access to loft, door to under the eave's storage, one double radiator and a fitted carpet.

From the Landing a door opens into the

FAMILY BATHROOM
With a modern white four-piece suite comprising hand wash basin, low flush WC, panelled bath with a mixer shower tap, and a large walk-in shower cubicle with overhead and hand held shower units. This attractive modern bathroom is fully tiled including the floor and has inset spotlight fittings to the ceiling, an extractor fan, a uPVC double glazed window to the front elevation and a chrome heated towel rail/radiator.

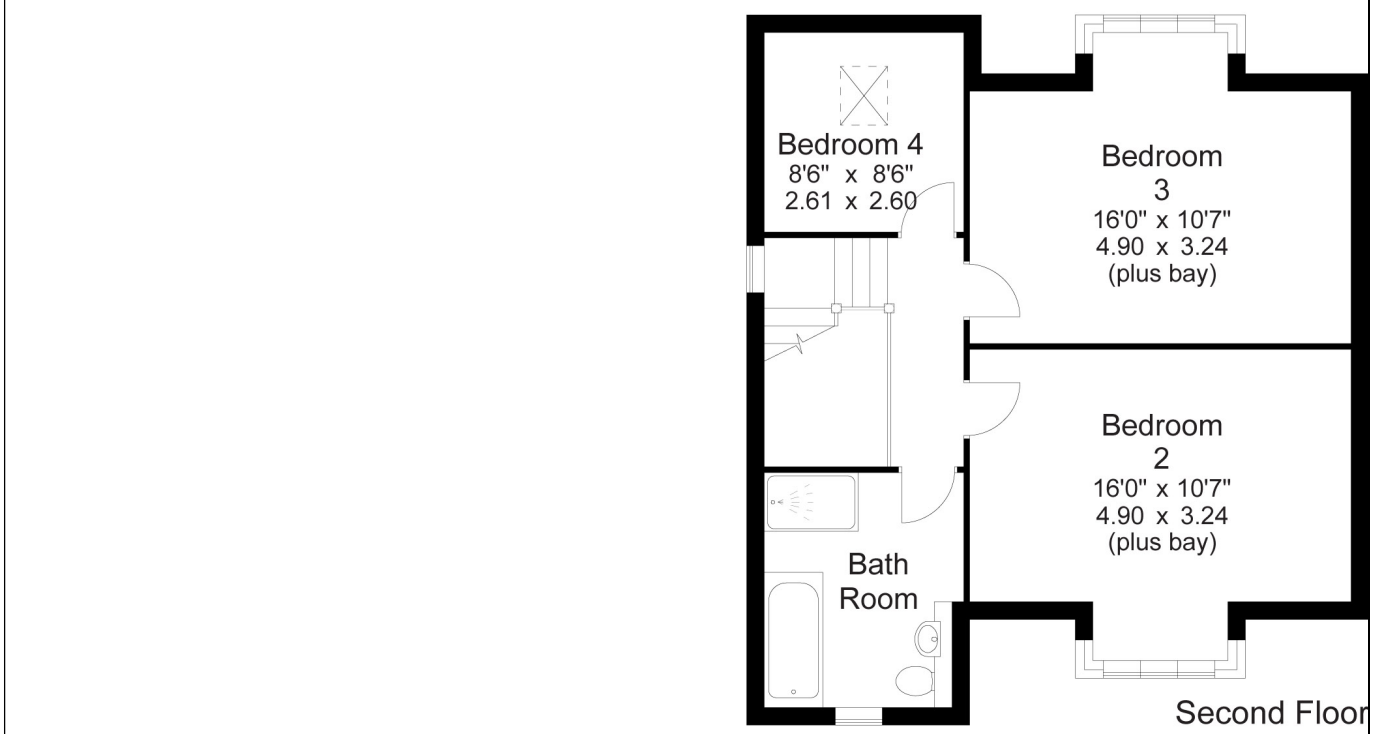
GENERAL
The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold, and the council tax band is F.

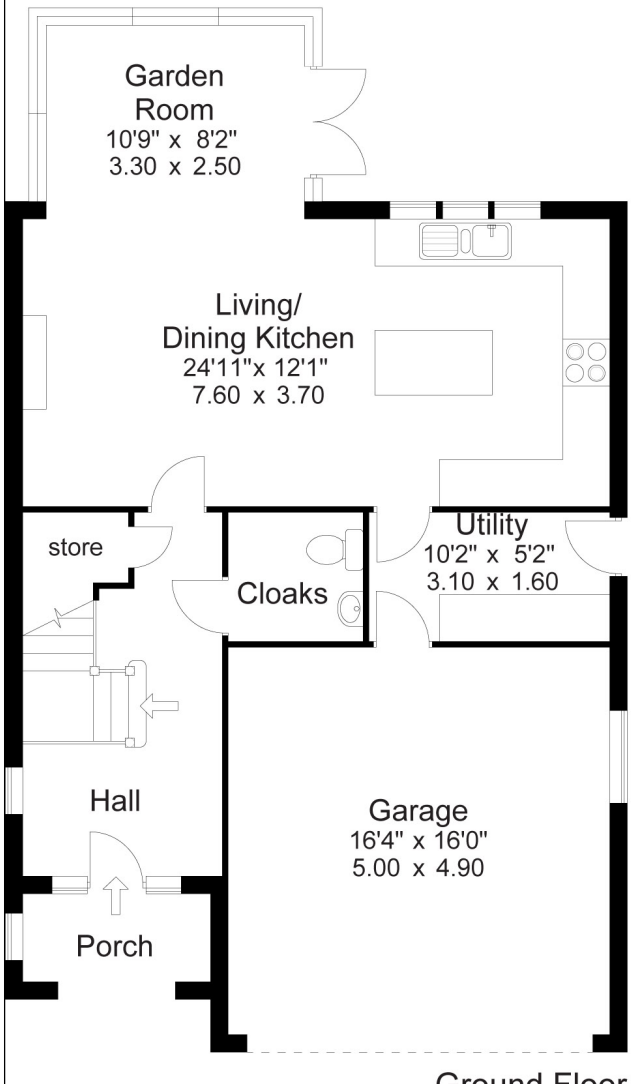
EXTERNAL
To the front of the property there is a block paved drive providing parking for two vehicles and leading to the integral garage. There is a lawned garden with flower and shrub border. To either side of the property there is a flagged path leading to the rear where there is a south facing flagged patio and lawned garden with mature plants and shrubs.

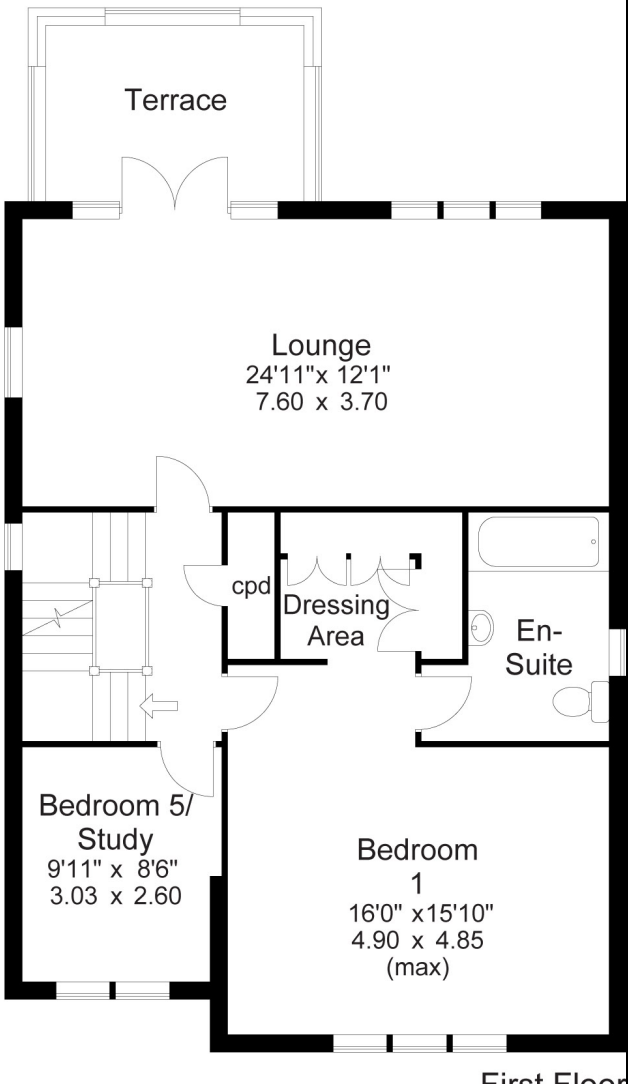
TO VIEW
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECITONS
Sat Nav HX3 0RB

Approx Gross Floor Area = 2409 Sq. Feet
= 223.80 Sq. Metres







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