



## 14 ST BEVANS ROAD SKIRCOAT GREEN

This period stone built four bedroomeed terraced residence is situated in one of Calderdale's premier residential locations within the heart of Skircoat Green. This superb family home briefly comprises of an entrance hall, two reception rooms, a modern fitted kitchen, basement cellar, four bedrooms, a modern bathroom, uPVC double glazing, gas central heating and gardens. 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. An internal inspection is absolutely essential to fully appreciate the spacious accommodation providing which is being offered for sale at this realistic asking price in order to encourage a prompt sale.

**Price Guide: 0/0 £220.000**

The front entrance door with uPVC double glazed side and upper panel opens into the

### MODERN KITCHEN 11'2 x 7'3

#### ENTRANCE HALL

With cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a panelled door opens into the

#### LOUNGE 16'7 x 13'



With square bay window to the front elevation incorporating uPVC double glazed units, feature period fireplace to the chimney breast with wood fire surround and ceramic inset and hearth incorporating a coal effect living flame gas fire. Cornice to ceiling with matching centre rose, picture rail and dado rail, laminate wood floor, one TV point, and one radiator.

From the Entrance Hall a panelled door opens into the

#### SITTING ROOM/DINING ROOM 18'1 into bay window x 11'



With angular bay window to the rear elevation with uPVC double glazed units and enjoying an attractive garden outlook. Feature fireplace to the chimney breast incorporating a gas fire on a matching hearth. Cornice to ceiling with matching picture rail, laminate wood floor, one TV point and one single radiator.

From the Entrance Hall a doorway opens into the



With fitted wall and base units incorporating matching work surfaces with a stainless steel 1 ½ bowl sink unit with mixer tap, gas cooker (negotiable) with extractor in stainless steel and glazed canopy above and a breakfast bar. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls with a matching floor. uPVC double glazed rear entrance door with uPVC double glazed window to the rear elevation.

From the Entrance Hall a panelled door opens to the cellar head with steps leading down to the

#### BASEMENT CELLAR

Providing excellent storage facilities and having plumbing for an automatic washing machine, power points and housing the Vaillant combination boiler.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

#### FIRST FLOOR LANDING

With fitted carpet. From the Landing a door opens into the

#### MODERN BATHROOM



With white three-piece suite comprising hand wash basin in vanity unit with mixer tap and drawers, low flush WC, and walk-in shower cubicle with overhead and

handheld shower units. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation, and a matching floor. Panelled ceiling with inset spotlight fittings and a chrome heated towel rail/radiator.

From the Landing a panelled door opens into

#### **BEDROOM ONE 14' x 12'7**



With uPVC double glazed window to the rear elevation, built-in wardrobes to the length of one wall with cupboard space above, one single radiator and a fitted carpet.

From the Landing a panelled door opens into

#### **BEDROOM TWO 13' x 12'7**



With uPVC double glazed window to the front elevation, built-in wardrobes to one side of the chimney breast with cupboard space above, one single radiator and a fitted carpet.

From the Landing a door opens into

#### **BEDROOM THREE 9' x 6'4**

This is presently used as a home office. With uPVC double glazed window to the front elevation, wood floor and one double radiator.

From the Landing a door opens to stairs leading to

#### **ATTIC BEDROOM FOUR 18' x 9'10**



With Velux double glazed skylight, beams to ceiling, laminate wood floor, radiator and door to under the eave's storage.

#### **GENERAL**

The property is constructed of stone and 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.

#### **EXTERNAL**



To the front of the property there is a small walled garden and path leading to the front entrance door. To the rear of the property there is an enclosed private garden with lawn and patio area.

#### **TO VIEW**

Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

#### **DIRECTIONS**

From our office in Skircoat Green turn immediate left into St Bevans Road and number 14 is on the right-hand side where you will see our signboard.

**SAT NAV**

**HX3 0RT**

Approx Gross Floor Area = 1289 Sq. Feet  
= 119.49 Sq. Metres

