



39 SPRINGWOOD AVENUE LOWER SKIRCOAT, HALIFAX

Situated in this highly desirable and much sought-after residential location, lies this three/four bedroomed detached property providing family accommodation. The property briefly comprises an entrance porch, entrance vestibule, through lounge and dining room, a fitted kitchen, three bedrooms, bathroom, basement office/bedroom four, downstairs cloakroom, large gardens, a detached garage, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Copley including outstanding primary and secondary schools, as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. This desirable south facing residence, situated on a corner plot, enjoys superb panoramic views and has a pending planning application for a large side and rear extension. Very rarely does the opportunity arise to purchase a detached property in this location and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £280,000

The uPVC double glazed front entrance door opens into an entrance porch.

ENTRANCE PORCH

With uPVC double glazed windows to three elevations and uPVC double glazed front entrance door opening to the entrance vestibule.

ENTRANCE VESTIBULE

With one double radiator and a fitted carpet. Glass panelled door opens into the entrance porch.

THROUGH LOUNGE/DINING ROOM 8m x 3.64m narrowing to 2.46m

LOUNGE AREA



With uPVC double glazed window to the front elevation, laminate wood floor, cornice to ceiling, one double radiator, one TV point.

DINING AREA



With floor to ceiling uPVC double glazed picture windows taking full advantage of the superb panoramic views this property enjoys, cornice to ceiling, one double radiator and laminate wood floor.

From the Dining Area a panelled door opens into the entrance vestibule.

EXTENDED FITTED KITCHEN 5.23m x 2.04m extending to 2.57m



With fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, gas cooker with extractor hood above and plumbing for dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and uPVC double glazed windows to the front and side elevations enjoying superb panoramic views, wall mounted electric heater and Worcester combination boiler. Folding door opens to an under stairs cupboard with one double radiator providing useful storage.

From the Lounge an open staircase with fitted carpet leads down to a glass panelled door which opens to the entrance vestibule.

SITTING ROOM/BEDROOM FOUR/OFFICE



This spacious room is presently used as a sitting room and office but can be used as a fourth bedroom if so required. It has uPVC double glazed French doors opening onto the south facing patio, cornice to ceiling, one TV point and laminate wood floor. A panelled door opens into a storeroom providing useful storage facilities. There is also plumbing for an automatic washing machine under the stairs. Door to

DOWNSTAIRS CLOAKROOM

With pedestal wash basin and low flush WC.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation. Access via loft ladder to an insulated and partially boarded loft.

From the Landing a door opens into the

BATHROOM



With modern white three-piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and spacious walk-in shower cubicle. The bathroom is boarded around the suite with complementing tiles to the remaining walls, uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator and a laminate wood floor. From the Landing a door opens into

BEDROOM TWO 3.48m x 2.71m

This second double bedroom has a uPVC double glazed window to the rear elevation enjoying delightful panoramic views, one radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE 4.36m x 2.68m



This double bedroom has a uPVC double glazed window to the front elevation, fitted wardrobes to one wall, one single radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM THREE 2.66m x 1.84m

With uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

GENERAL

The property is constructed of brick and surmounted with a tiled 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. There is a pending planning application for a large side and rear extension with a decision due any time now. Details of the planning can be obtained from Calderdale Councils website.

COUNCIL TAX

BAND D

EXTERNAL



To the front of the property there is a block paved drive leading to a large, detached garage with electric shutter door. There is a garden with mature shrubs and plants and block paved path to the front entrance door. To the side of the property there is a path and steps leading to the extensive south facing garden which has a flagged patio area, ornamental fishpond, lawns, mature trees and shrubs and a vegetable plot. There is a further flagged patio area at the bottom of the garden.

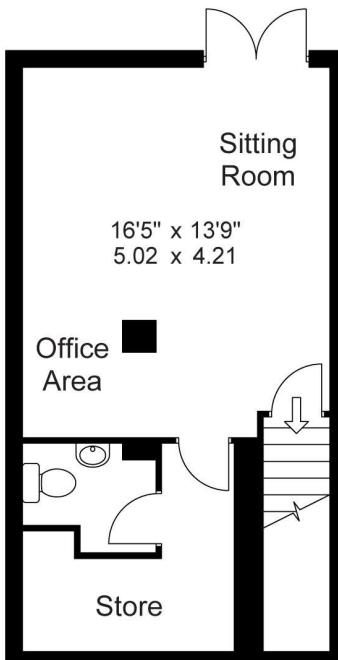
TO VIEW

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

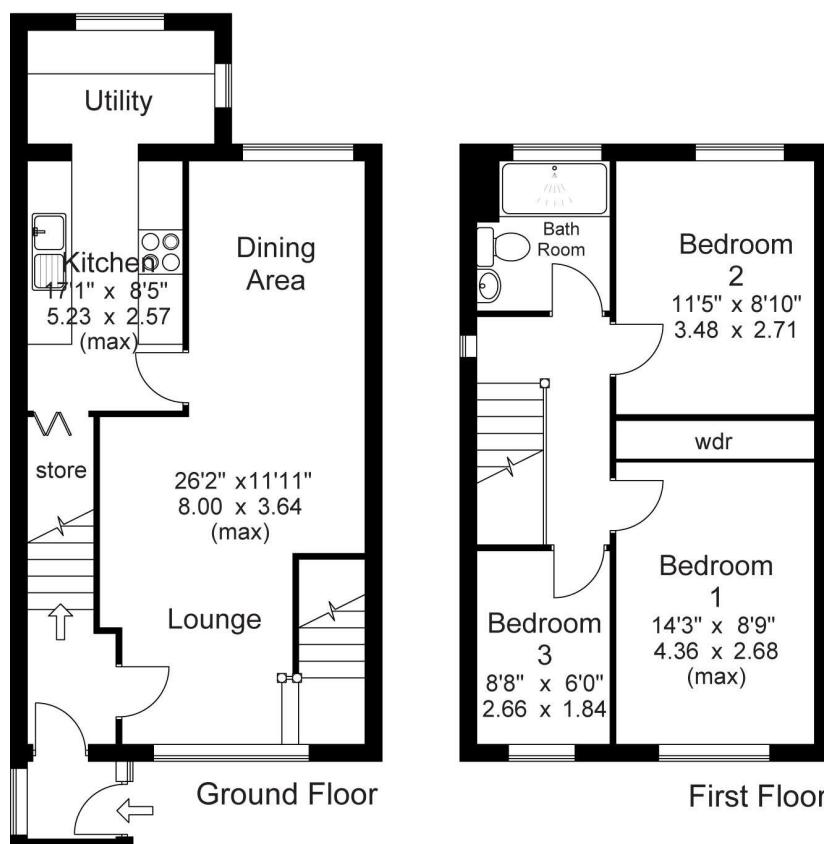
DIRECTIONS

SAT NAV HX3 OUT

Approx Gross Floor Area = 1227 Sq. Feet
= 113.74 Sq. Metres



Lower Ground Floor



For illustrative purposes only. Not to scale.

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