



19 GODFREY ROAD SKIRCOAT GREEN

This spacious and substantial four bedroomed semi-detached residence built over four levels is situated in this highly desirable and much sought after residential location within the heart of Skircoat Green. An internal inspection is absolutely essential to fully appreciate the attractive and spacious accommodation provided which is within walking distance of the local amenities of Skircoat Green and the excellent schools of All Saints, The Gleddings, Copley and Crossley Heath. The property also provides easy access to Halifax town centre, the Calderdale Royal hospital and the M62 motorway network. The property has the benefit of a large integral garage with further external parking and up to 3 resident permits for visitors if required. Very rarely does an opportunity arise to purchase such a quality, spacious semi-detached home in this sought-after location and as such an early appointment to view is essential.

Price Guide: O/A £325,000

The uPVC double glazed front entrance door with window to side opens into the

ENTRANCE VESTIBULE

With a fitted carpet. A panelled door opens into the

DINING KITCHEN 13'8" x 13'6"



Being fitted with a range of modern wall and base units incorporating matching granite work surfaces with a stainless steel single drainer sink unit with mixer tap, five ring cooking range (negotiable) with extractor in stainless steel and glazed canopy above, integrated dishwasher and glass fronted display cabinets. This attractive modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. The dining kitchen has a solid wood floor, inset spotlight fittings to the ceiling and a uPVC double glazed window to the front elevation. One double radiator and one telephone point.



From the Dining Kitchen a panelled door opens into the

INNER HALL

With fitted carpet. A panelled door opens into the

LOUNGE 17'1" x 13'8"



With uPVC double glazed French doors opening onto a terraced garden (12' x 11') providing an outdoor seating area enjoying views of Beacon Hill. Feature fireplace incorporating fire surround with marble inset and pebble effect living flame gas fire on a matching hearth. To the side elevation there is a uPVC double glazed window enjoying attractive open views, one double radiator, one TV point, one telephone point and a fitted carpet.

From the Dining Kitchen a panelled door opens to a staircase leading to an

INTEGRAL GARAGE 20'4" x 14'

This larger than average internal garage has an electric up and over door, power, and light. The garage has a utility area which is plumbed for an automatic washing machine and has power points for a tumble dryer. From the Garage a panelled door opens into the spacious

WORKROOM/STUDY 12'7" x 11'

With uPVC double glazed window to the side elevation, one double radiator, this workroom /study has power and light and also houses the combination boiler. It has been previously used as an office and is ideal for someone wanting to work from home.

From the Inner Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet and one double radiator, from the landing a panelled door opens into

BEDROOM ONE 13'7" x 13'



With a uPVC double glazed window to the rear elevation, built-in wardrobes with sliding doors providing excellent wardrobe facilities, one double radiator, and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM TWO 13'5" x 7'7"



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

From the Landing a panelled door opens into the

BATHROOM

With a modern white four piece suite comprising wash basin in vanity unit, low flush WC, panelled bath with mixer tap and a fully tiled shower cubicle with Mira shower unit. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the front elevation, extractor fan, and one radiator.



From the Landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With fitted carpet, from the landing a panelled door opens into

BEDROOM THREE 14' x 13'7" (excluding wardrobes)



With two Velux double glazed skylight windows enjoying panoramic views and providing this room with its light and spacious aspect. Beam to ceiling. Sliding doors open to built-in wardrobe facilities, one double radiator, one TV point and a fitted carpet.

From the Bedroom a panelled door opens into the

EN SUITE SHOWER ROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with Triton shower, inset spotlight fittings, one double radiator and an extractor fan.

From the Landing a panelled door opens into

BEDROOM FOUR 13'7" x 13'6"

With two Velux double glazed skylight windows to the front elevation, beam to ceiling, double doors to built-in wardrobe facilities, one double radiator and a fitted carpet.



GENERAL

The property 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 garden incorporating a blocked paved patio with wrought iron gates providing access to the front entrance door. To the rear of the property there is large 12' balcony with panoramic views of the local countryside and allotments which is accessed through the lounge. To the side of the house, a block paved drive leads to the integral garage. There is a residents parking scheme in operation and the owner of the property is entitled to obtain 3 permits if so required.

TENURE

Freehold

COUNCIL TAX

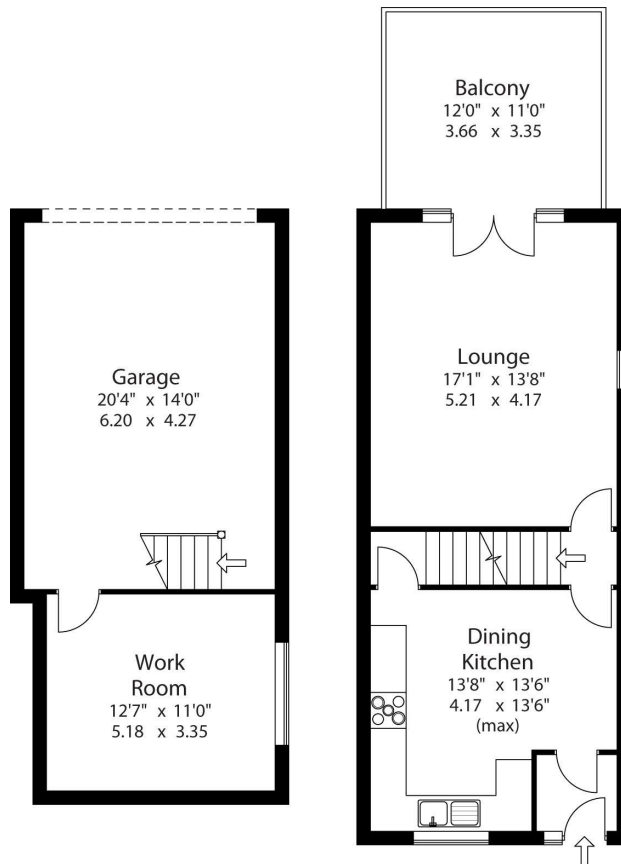
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TO VIEW

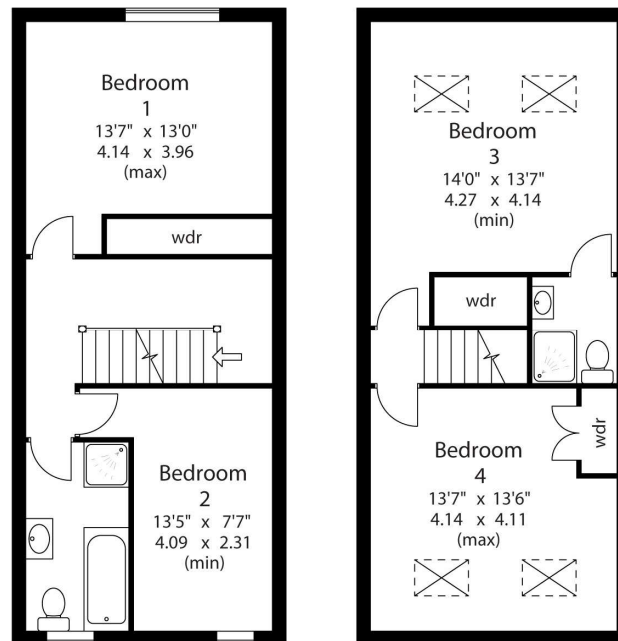
Strictly by appointment, please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

From our office in Skircoat Green proceed straight down Godfrey Road and number 19 is on the left hand side where you will see our signboard.



Ground Floor



First Floor

Second Floor

For illustrative purposes only. Not to scale.