



“BROADWOOD” 36 RAWSON AVENUE SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green, lies this superb period semi-detached residence providing ideal family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, two reception rooms, breakfast kitchen, conservatory, converted garage/utility room, downstairs cloakroom, four bedrooms, bathroom, loft conversion, gardens, and gas central heating. 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 period quality family home in this sought-after location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £475,000

Double storm doors open to a stone-built entrance porch. Front entrance door with leaded centre panel opens into the

ENTRANCE HALL

With cornice to ceiling with matching delph rack, wood floor and two double radiators.

From the Entrance Hall a door opens into the

DINING ROOM 4.90m x 3.71m



With circular bay window to the front elevation with period leaded windows to the front elevation. Feature fireplace with gas fire on matching hearth, cornice to ceiling, one double radiator and a fitted carpet.

From the Dining Room double glass panelled doors open into the

LOUNGE 4.97m x 3.73m into bay window



With bay window to the rear elevation with uPVC double glazed units and enjoying an attractive garden outlook. Period art deco fireplace with coal effect living flame gas fire on a matching hearth, cornice to ceiling, one double and one single radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

BREAKFAST KITCHEN 5.03m x 2.97m

This breakfast kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with

stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring Cannon gas cooker with extractor above, integrated dishwasher and an integrated fridge. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a laminate wood floor, uPVC double glazed window to the side elevation and double-glazed window to the rear elevation enjoying an attractive garden outlook.



From the Kitchen a door opens into the

CONSERVATORY 4.14m x 1.83m



With double glazed windows to three elevations providing an attractive garden outlook, double French doors open onto a flagged patio area. The conservatory has a wall mounted gas heater and a tiled floor.

From the Entrance Hall a door opens to

DOWNSTAIRS CLOAKROOM

With two-piece suite comprising hand wash basin and low flush WC, uPVC double glazed windows to the side elevation, the cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a tiled floor.

From the Entrance Hall a door opens to the

UTILITY ROOM/CONVERTED GARAGE 4.30m x 2.70m

This converted garage is presently used as a utility room and has fitted base units and a stainless-steel single drainer sink unit, plumbing for an automatic washing machine, uPVC double glazed windows to the front and side elevations, Ideal Logik combination boiler and one double radiator.

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

HALF LANDING

With leaded stained-glass window to the side elevation. A door opens to

BEDROOM THREE 4.30m x 2.84m

With arched uPVC double glazed window to the front elevation and a further uPVC double glazed window to the rear elevation providing this room with its light and spacious aspect, two double radiators and a fitted carpet.

From the Half Landing stairs continue to the

FIRST FLOOR LANDING

With door to

BATHROOM

The bathroom has a white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath and a fully tiled shower cubicle with Mira shower. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls. Two uPVC double glazed windows to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO 5.19m x 3.82m into bay



This spacious double bedroom has a bay window to the rear elevation incorporating uPVC double glazed units enjoying an attractive garden outlook, to one side of the chimney breast there are built-in wardrobes, two single radiators and a fitted carpet. From the Landing a door opens to

BEDROOM ONE 4.95m into bay window x 3.80m excluding wardrobes.

This double bedroom has a bay window to the front elevation incorporating period leaded windows, to one wall there are built-in wardrobes with fitted drawers and shelves, one double radiator, and a fitted carpet.



From the Landing a door opens into

BEDROOM FOUR 2.96m x 2.12m

This single bedroom is presently used as a home office and has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. From the Landing there is access to via a loft ladder to the

CONVERTED LOFT 4.55m x 3.81m

With power and light and Velux double glazed skylight window. Doors to under the eaves storage and a fitted carpet.

GENERAL

The property is constructed of stone and brick and surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric and the added benefit of gas central heating and majority uPVC double glazing. 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 off road parking and leading to the detached garage with an up and over door. To the side of the property there is a path which leads to the rear of the property. To the rear of the property there is a delightful, landscaped garden with a flagged patio area and a lawn with mature plants and shrubs.

TO VIEW

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

DIRECTIONS

Sat Nav HX3 OLR

"DoubleClick Insert FloorPlan"

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