





13 ST ANNES ROAD

SKIRCOAT GREEN | HX3 0RU

This stone-built end-terrace property is located in the highly-desirable Skircoat Green area of Halifax and boasts a leafy south-facing rear garden, along with a fully equipped external garden room/office.

This deceptively spacious home blends charming character with flexible living spaces, arranged over three floors plus a substantial cellar. With well-proportioned rooms throughout, the property offers comfortable accommodation, including three bedrooms. A standout feature is the 4m x 3m fully insulated garden room; a perfect studio or home office, ideal for remote or hybrid working.

The property is conveniently situated within walking distance of a variety of local amenities, including the Calderdale Royal Hospital, highly regarded schools, and a vibrant high street with selection of independent shops, bars, cafés, and a post office.

GROUND FLOOR

Entrance Hall
Living Room
Dining Kitchen

SECOND FLOOR

Attic Bedroom 3

EXTERNAL

Garden Room / Home Office

LOWER GROUND FLOOR

Cellar

FIRST FLOOR

Bedroom 1
Bedroom 2
House Bathroom

COUNCIL TAX

B

EPC RATING

TBC

INTERNAL

The property is entered into a hallway with staircase rising to the first floor.

The well-proportioned living room boasts character features including ceiling rose, coving and picture rails. There is a multi-fuel stove with timber mantle and original stripped floorboards.

The dining kitchen enjoys direct access to the rear garden and houses a range of wall and base units, an integrated electric oven, gas hob with filter hood over, and space for a fridge freezer. A door accesses the cellar head, where there is plumbing for a washer, and steps leading down to a large cellar, ideal for storage or conversion potential (subject to any necessary consents).

On the first floor are two bedrooms (one double, one single). Bedroom 1 houses useful fitted wardrobes. The part tiled four-piece house bathroom includes a bath, separate shower, WC, vanity unit with feature wash basin, and heated towel rail.

The second floor provides a spacious third bedroom with fitted wardrobes and dormer window overlooking rooftops and trees. There is access to a loft space and eaves storage space.

EXTERNAL

The property benefits from a small paved front area with pathway leading to the entrance door.

The delightful rear garden features a patio, lawn and mature planting. At the end of the garden is a high-quality 4m x 3m garden room, boasting power, hard wired internet and underfloor heating, perfect for remote working, a creative studio, gym or additional living space.

On-street permit parking is available.

LOCATION

Skircoat Green is one of Halifax's most sought-after residential areas, renowned for its vibrant community and excellent amenities. Centrally located, it is home to a charming high street with independent shops, cafés, and day-to-day amenities. The area offers a peaceful setting while being close to Halifax town centre, and close to green spaces such as Manor Heath Park and Savile Park.

The area is well-served by highly regarded schools, including Crossley Heath Grammar School and All Saints' CE Primary, making it a great choice for families.

Commuters benefit from superb transport links, with Halifax Railway Station just a short distance away, providing direct services to Leeds, Manchester, and London. Local bus routes also connect to Halifax, Huddersfield, Brighouse, and Ripponden. The M62 motorway is within a 10-minute drive.

SERVICES

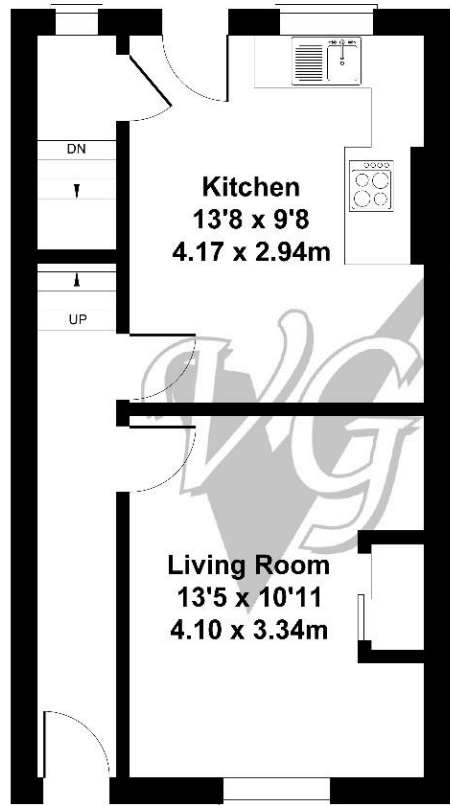
All mains services. Gas combination boiler located in the cellar.

DIRECTIONS

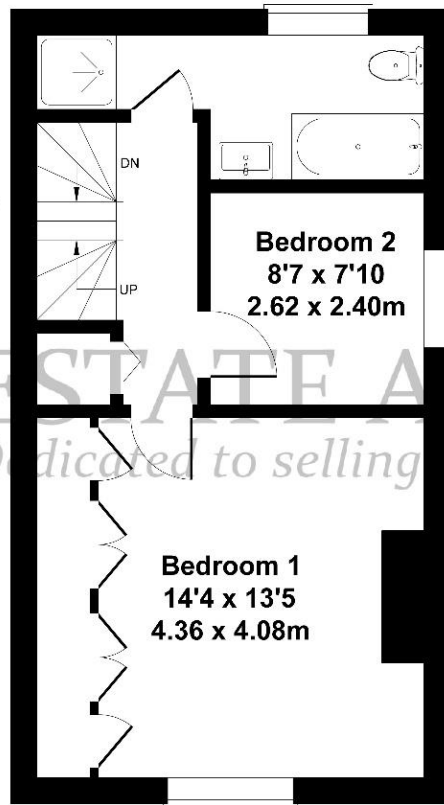
From Sowerby Bridge take the Wakefield Road towards Copley, passing Lloyds data centre on the left-hand side. At the second set of traffic lights (Copley School) turn left into Copley Lane, proceed to the top and turn left into Skircoat Green Road. At the Post Office turn right into St. Annes Road, The property is to be found on the left.



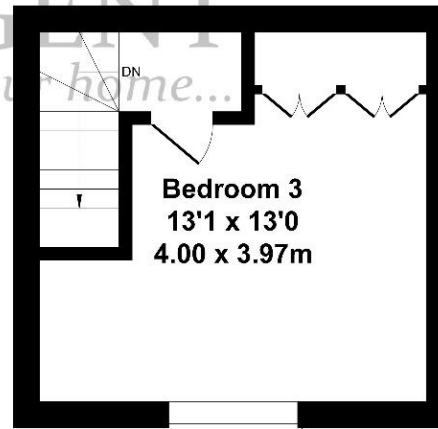
Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.