



18 Wood End Close, Skircoat Green, Halifax, HX3 0JU

Offers Around £675,000

- : Prime Residential Location
- : 3 Reception Rooms
- : Utility Room, Breakfast Room, & Study
- : Close To Outstanding Schools
- : Realistically Priced
- : Elegantly Extended Executive Detached Home
- : 5 Bedrooms & 4 Bathrooms
- : Integral Double Garage
- : Easy Access To Trans Pennine Road & Rail Network
- : Viewing Essential

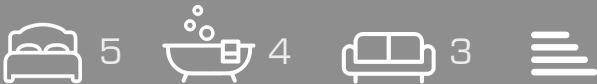
18 Wood End Close, Halifax HX3 0JU

A rare opportunity arises to purchase a modern detached home extending to over 2800 sq. ft, in the heart of Skircoat Green, one of the premier residential locations in Calderdale.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, three reception rooms, a modern fully fitted open plan kitchen, breakfast room, utility room, integral double garage, study, five bedrooms, four bathrooms, gardens, UPVC double glazing 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.

Due to the demand for properties in this sought after location an early inspection to view is absolutely essential in order to avoid disappointment



Council Tax Band: F



ENTRANCE HALL

A front entrance door opens into the entrance hall with cornice to ceiling, oak wood floor, one single radiator and a UPVC double glazed window to the front elevation. Door to under stairs cupboard providing useful storage facilities.

From the entrance hall door opens to the

STUDY

10'5" plus bay x 8'7"

With angular bay window to the front elevation incorporating UPVC double glazed units, oak wood floor, cornice to ceiling and one single radiator.

from the entrance hall door to

DOWNSTAIRS CLOAKROOM

Modern two piece suite with low flush WC and hand wash basin.

From the entrance hall door to

LOUNGE

16'5" x 13'1"

With angular bay window to the front elevation incorporating UPVC double glazed units, feature fireplace with wood fire surround, cast iron fire with tiled inset incorporating a coal effect living flame gas fire on a matching hearth. Cornice to ceiling, oak wood floor, TV point and two double radiators.

From the lounge double doors open to the

SITTING ROOM

13'1" x 9'0"

With UPVC double glazed window to the side elevation, oak wood floor, cornice to ceiling, one double radiator and TV point.

From the sitting room through to the

DINING ROOM

14'4" x 9'9"

With UPVC double glazed French doors opening onto the rear garden with UPVC double glazed windows to either side, cornice to ceiling, oak wood floor and one double radiator. The Lounge, sitting room, and dining room are three interconnected reception rooms combining to create an expansive and versatile space ideal for both family living and entertaining.

From the dining room door opens into the

OPEN PLAN KITCHEN

22'0" x 14'9" narrowing to 11'5"

This spacious modern fully fitted kitchen has a range of modern wall and base units incorporating granite work surfaces with a 1 bowl sink unit with mixer tap. Five ring gas hob with extractor in stainless steel canopy above and matching stainless steel splashback, integrated heated plate drawer, electric oven, microwave, fridge freezer and a dishwasher. A distinctive feature of this room is the walk-in larder with fitted shelves ensuring the kitchen is well organised. The kitchen has matching granite splashbacks with complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling. Three UPVC double glazed windows to the rear elevation provide this room with a light and spacious aspect. One double radiator, and underfloor heating. The kitchen can also be accessed from the entrance hall.

from the kitchen through to the

BREAKFAST ROOM

7'4" x 8'3"

Forming part of the open-plan kitchen the breakfast room provides the perfect space for every day living and serves as the family hub. With UPVC double glazed window to the rear elevation and one single radiator.

from the breakfast room door opens to the

UTILITY ROOM

7'1" x 6'4"

With 1 bowl sink unit and mixer tap, granite work surfaces, plumbing for automatic washing machine and space for tumble dryer. Tiled around the work surfaces with complementing colour scheme to the remaining walls. UPVC double glazed window to the rear elevation, one single radiator under floor heating and side entrance door.

From the utility room door opens into the

INTEGRAL DOUBLE GARAGE

18'4" max x 15'5"

This double garage has two up and over doors, power and light and housing the Vaillant central heating boiler.

from the entrance hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR GALLERIED LANDING

With UPVC double glazed window to the front elevation, access to insulated and partially boarded loft, airing cupboard with fitted shelves, cylinder cupboard, one radiator and fitted carpet.

from the landing door to

BEDROOM TWO / SNUG

10'4" x 8'10"

From the landing gallery leading to the master bedroom is this wonderful space that is currently being used as a snug. It can easily be used as an office or additional bed room if needed. With square bay window to the front elevation incorporating UPVC double glazed units, laminate wood floor, one radiator and built-in wardrobes.

From bedroom five door opens to

MASTER BEDROOM

15'2" x 14'1"

A spacious double bedroom with UPVC double glazed window to the front elevation, inset spotlight fittings, one double radiator and fitted carpet.

From the bedroom door opens to the

DRESSING ROOM

With built-in wardrobe facilities, access to loft, one radiator, fitted carpet and UPVC double glazed window to the rear elevation.

From the dressing room door opens to the

EN SUITE SHOWER ROOM

Modern white three-piece suite incorporating hand wash basin in vanity unit, low flush WC and large walk-in shower cubicle with rainfall and handheld shower units. Tiled to the shower area with complementing colour scheme to the remaining walls and matching tiled floor. Inset spotlight fittings, UPVC double glazed window and chrome heated towel rail.

From the landing door to

BEDROOM THREE

14'2" x 13'5" into bay

This third double bedroom has an angular bay window to the front elevation incorporating UPVC double glazed units, built-in wardrobes, one radiator and fitted carpet.

From the bedroom door opens to the

EN SUITE SHOWER ROOM

Modern white three-piece suite incorporating hand wash basin, low flush WC and walk-in shower cubicle. Tiled around the shower with complementing colour scheme to the remaining walls, matching tiled floor, UPVC double glazed window and chrome heated towel rail.

From the landing door opens to

BEDROOM FOUR

20'2" x 12'4"

A spacious double bedroom with UPVC double glazed window to the rear elevation, inset spotlight fittings, built-in wardrobes, one double radiator and fitted carpet.

From the bedroom door opens to the

EN SUITE SHOWER ROOM

Modern white four-piece suite incorporating hand wash basin in vanity unit, low flush WC, bidet and large walk-in shower cubicle. Tiled around the suite with complementing colour scheme to the remaining walls. UPVC double glazed window, inset spotlight fittings and chrome heated towel rail.

From the landing door opens to the

FAMILY BATHROOM

Modern white three-piece suite incorporating hand wash basin in vanity unit, low flush WC and panelled bath with mixer shower tap and shower unit. The bathroom is extensively tiled with complementing colour scheme to the remaining walls, extractor fan and chrome heated towel rail.

From the landing door opens to

BEDROOM FIVE

9'8" narrowing to 8'9" x 20'4"

This spacious double bedroom has two UPVC double glazed windows to the rear elevation enjoying open views, built-in wardrobe, one double radiator and fitted carpet.

GENERAL

The property has the benefit all mains services including gas, water and electricity, together with Solar Panels to the roof, UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax band F

EXTERNAL

To the front of the property there is a lawned garden with path leading to a covered patio and the front entrance door. A tarmac driveway provides off-road parking and access to the integral garage.

To one side of the property there is a gated path leading to the rear of the property

To the rear of the property there is a further private lawned garden which is not overlooked with mature plants, shrubs and trees, together with a flagged patio area.

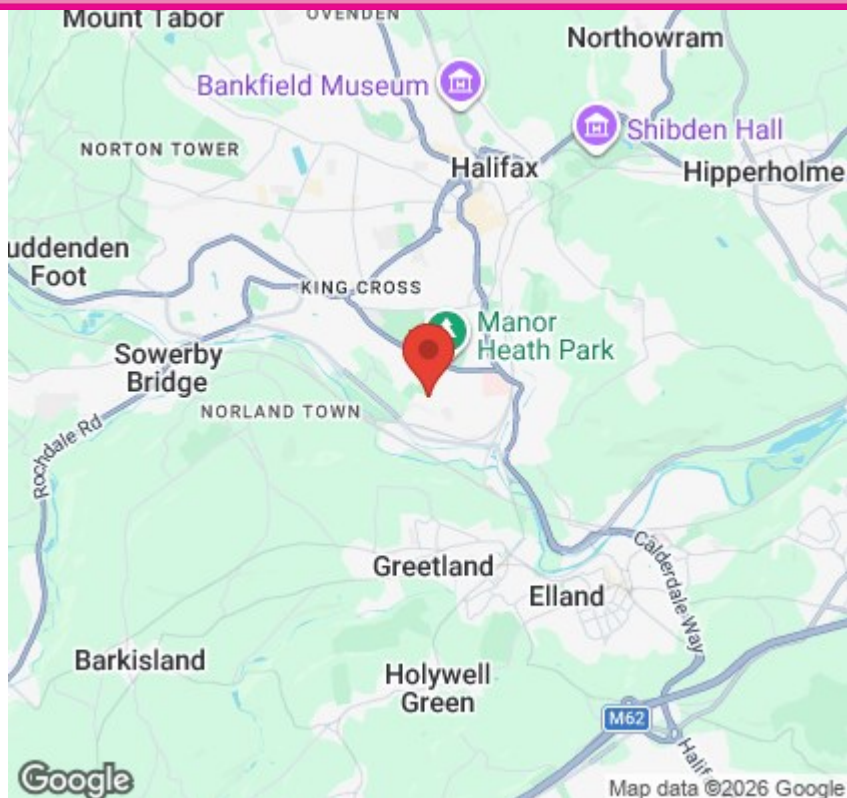
To the remaining side of the property there is a gravelled area and a garden shed.

TO VIEW

Strictly by appointment, please telephone KEMP & CO, HALIFAX ON 01422 349222.







Directions

SAT NAV HX3 0JU

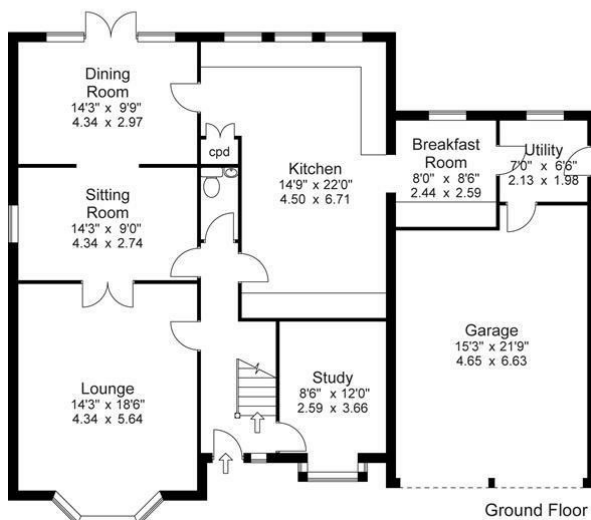
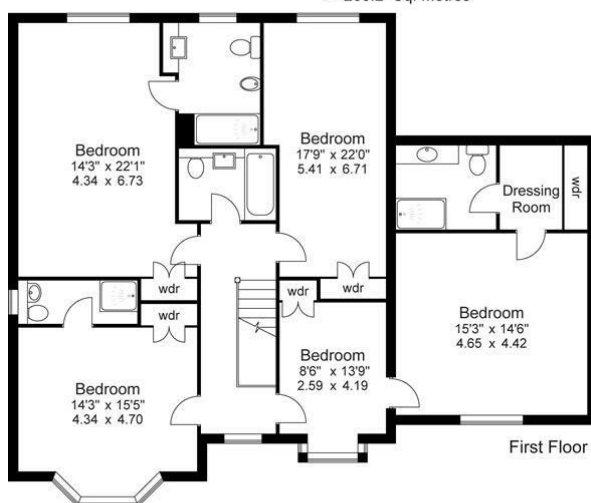
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 2801 Sq. Feet
= 260.2 Sq. Metres



For illustrative purposes only. Not to scale.