



9 Green Park Avenue, Halifax, West Yorkshire, HX3 0SR

Offers Over £325,000

- : Extended Semi - Detached Family Home
- : Open Plan Kitchen Dining Area
- : 2 Bathrooms
- : Gardens To Front & Rear
- : Easy Access to M62, Halifax & Local Amenities
- : 4 Bedrooms
- : Spacious Lounge
- : Private Driveway & Garage
- : Close To Outstanding Schools
- : Viewing Essential

9 Green Park Avenue, Halifax HX3 0SR

Situated in one of Caldendale's premier residential locations, in the heart of the highly desirable village of Skircoat Green, lies this extended four bedroomed family residence, providing attractive and deceptively spacious family accommodation which must be viewed internally to be fully appreciated.

The property briefly comprises an entrance hall, lounge, fitted kitchen, spacious dining/living room, downstairs cloakroom, four bedrooms (master with en-suite shower room), house bathroom, driveway and garage, utility/garden room, gardens to the front and rear, uPVC double glazing, and gas central heating.

This delightful family home provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, parks, local shops, cafés and Caldendale Royal Hospital, as well as easy access to Halifax Town Centre and the trans-Pennine road and rail networks linking the business centres of Manchester and Leeds.

Very rarely does the opportunity arise to purchase a 4 bedroomed family home in such a sought-after residential location, and as such an early inspection to view is essential to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

UPVC double glazed side entrance door opens into the entrance hall with one double radiator and laminate wood flooring.

From the entrance hall

LOUNGE

15'11" x 13'0" narrowing to 10'7"

This spacious lounge has a bay window to the front elevation incorporating UPVC double glazed units, together with a further UPVC double glazed window providing this room with a light and spacious aspect. Feature fireplace incorporating a wood fire surround with marble inset and hearth, housing a coal-effect living flame gas fire. One double radiator, one TV point and a fitted carpet.

From the entrance hall a door opens into the

KITCHEN

8'6" x 9'4"

This modern kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel one-and-a-half bowl single drainer sink unit with mixer tap, gas cooker with extractor above and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls.

From the kitchen through to the

DINING/LIVING ROOM

8'8" x 14'11"

this spacious dining/living room, provides an excellent area for family dining and entertaining. UPVC double glazed French doors open onto the rear garden, with floor-to-ceiling windows to either side allowing an abundance of natural light to flood into this attractive room. One double radiator, two TV points and a fitted carpet.

From the dining area door to

INNER VESTIBULE

With a fitted carpet and access to the

DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite incorporating hand wash basin with mixer tap and low flush W/C. Housing the gas central heating boiler, chrome heated towel rail/radiator and extractor fan.

From the entrance vestibule stairs with a fitted carpet lead to the

HALF LANDING

With steps to the left providing access to

BEDROOM ONE

8'7" x 15'1"

This spacious master bedroom has a UPVC double glazed window to the rear elevation, sliding mirrored doors opening to built-in wardrobe facilities providing useful storage space, one double radiator and a fitted carpet.

From the bedroom door opens to the

EN-SUITE SHOWER ROOM

From the master bedroom a door opens into the en-suite shower room, fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush W/C and shower cubicle with shower unit. The en-suite is fully tiled and has a UPVC double glazed window to the front elevation, extractor fan and chrome heated towel rail/radiator.

MAIN LANDING

From the half landing stairs with fitted carpet lead to the main landing, providing access to the remaining bedrooms and house bathroom. Access via a loft ladder to the loft space, which is fully insulated and partially boarded.

From the landing

BEDROOM TWO

10'2" x 11'11"

From the landing a door opens into this spacious double bedroom with a bay window to the front elevation incorporating UPVC double glazed units. Built-in cupboards to one wall providing useful storage facilities, one double radiator and a fitted carpet.

From the landing door to the

BEDROOM THREE

7'3" x 11'8"

With UPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the landing door to

BEDROOM FOUR/STUDY

5'7" x 8'3"

From the landing a door opens into this single bedroom, presently utilised as a study/home office, with UPVC double glazed window to the front elevation. One double radiator, built-in cupboard providing useful storage facilities and a fitted carpet.

GENERAL

The property was fully repointed in 2026 and is constructed of brick and is surmounted with a tiled roof. It has the benefit of all mains services, including gas, water and electric, together with new double glazing (fitted 2026) and gas central heating (boiler fitted 2022 with 10 year warranty). The property is freehold and is in Council Tax Band C. The property was re roofed in 2023

EXTERNAL DETAILS

To the front of the property there is a flagged driveway providing off-road parking facilities, together with an established garden featuring mature plants and shrubs. The driveway continues to the side of the property and leads to the

GARAGE (5.57m X 2.74m) With power and light and an electrically operated sectional garage door.

To the rear of the property is an attractive garden incorporating a flagged patio area, lawn and established flower and shrub borders, providing an excellent space for outdoor entertaining and family enjoyment. There is also a large outhouse and access to the versatile utility/garden room.

UTILITY/GARDEN ROOM

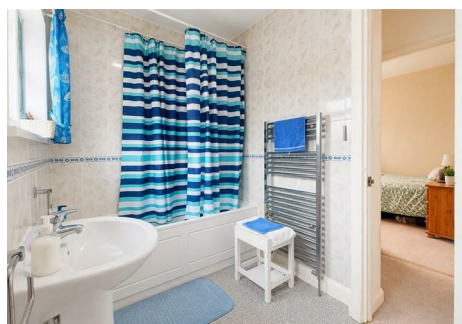
7'7" x 6'9"

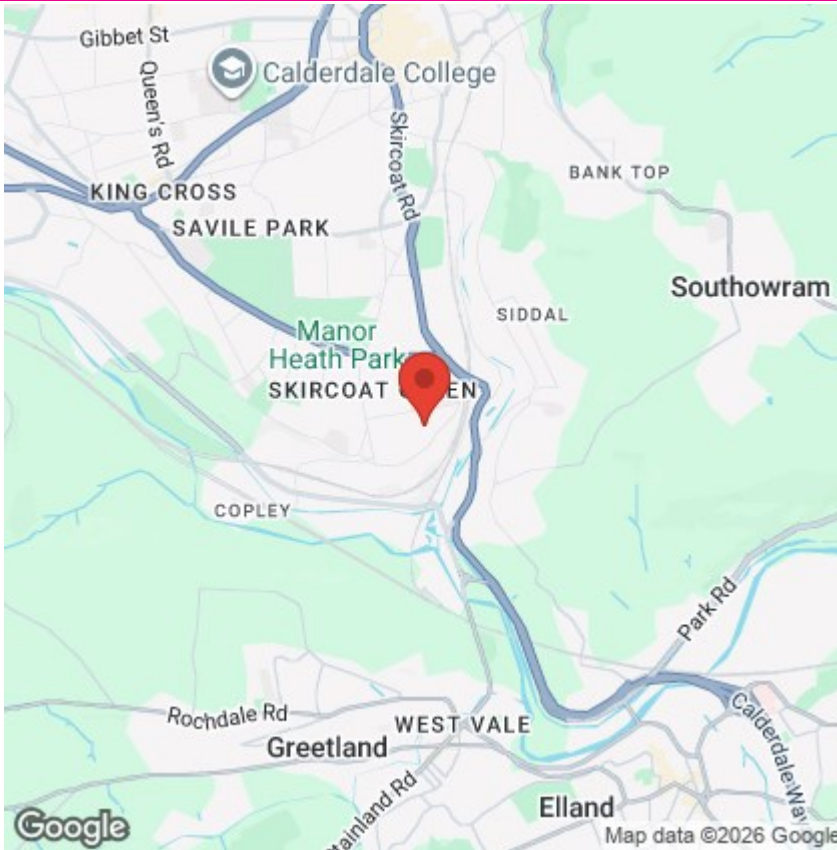
This versatile room is fitted with base units incorporating a work surface with stainless steel single drainer sink unit with mixer tap and plumbing for an automatic washing machine. UPVC double glazed window to the rear elevation and one double radiator. This useful additional space offers flexibility for a variety of purposes, including use as a utility room, home office or garden room, depending upon the requirements of the prospective purchaser.

TO VIEW

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







Directions

SAT NAV HX3 0SR

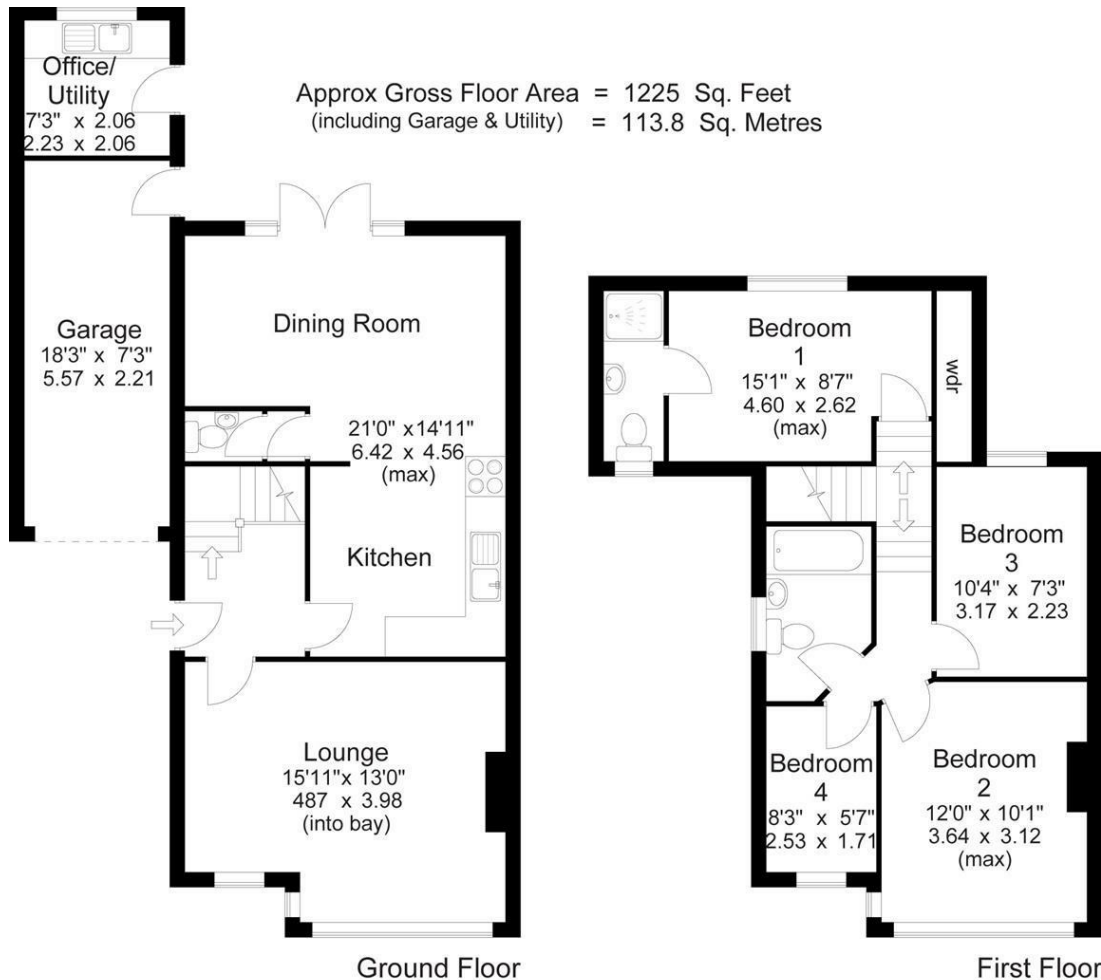
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	83
(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	



For illustrative purposes only. Not to scale.