Property@Kemp&Co









The Coach House The Coppice, Savile Park, Halifax, HX1 2HF

Offers Around £175,000

- Superb Character Property
- Attractive Accommodation
- Spacious Double Bedroom
- Highly Desirable & Convenient Location
- Realsitically Priced
- Fully Modernised & Rennovated
- Modern Kitchen & Bathroom
- Garden & Off Road Parking
- Easy Access To Savile Park & Halifax Town Centre
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 ORR
01422 349222

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The Coach House The Coppice, Halifax HX1 2HF

Situated in this highly desirable and extremely convenient residential location, on the outskirts of Savile Park, lies this unique stone-built former coach house, providing attractive one bedroomed accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which briefly comprises a modern fully fitted dining kitchen, lounge, double bedroom, bathroom, off-road parking for two vehicles and a garden. The property also benefits from UPVC double glazing and electric heating.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, as well as easy access to Halifax Town Centre.

Very rarely does an opportunity arise to purchase such a unique quality character residence and, as such, an early inspection to view is absolutely essential.

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Council Tax Band:







DINING KITCHEN
10'9" narrowing to 7'10" x 12'8"
Front entrance door opens into the dining kitchen,which is fully fitted with a range of modern white wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four-ring induction hob with electric oven and grill beneath and extracting stainless steel canopy above. Integrated appliances include a fridge freezer, dishwasher and washing machine. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls and matching tiled floor. UPVC double glazed windows to the front and side elevations and inset spotlight fittings to the ceiling.

From the dining kitchen a door opens into the:

LOUNGE
10'8" x 12'5"
With UPVC double glazed windows to the front and side elevations providing this room with a light and spacious aspect. Modern wall-mounted electric heater, TV point, telephone point and a fitted carpet. There is a door to an understairs cupboard providing useful storage facilities.

From the dining kitchen a staircase with fitted carpet leads to the:

FIRST FLOOR LANDING
With Velux double glazed skylight window and a fitted carpet.

From the landing a door opens into the:

DOUBLE BEDROOM
12'2" x 10'9"
The charming character of this room is enhanced by the sloping ceiling with exposed timber beam. Two Velux double glazed skylight windows with a further UPVC double glazed window to the front elevation, modern electric heater, one TV point, inset spotlight fittings and a fitted carpet.

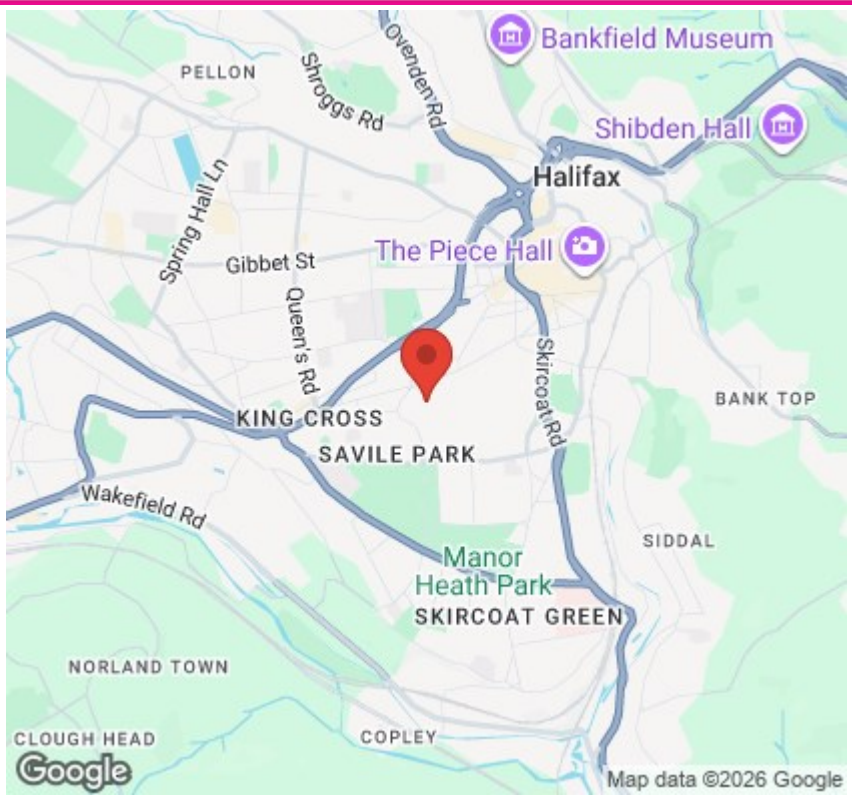
From the landing a door opens into the:

BATHROOM
With modern white three piece suite incorporating pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is fully tiled, including the floor, and has a Velux double glazed skylight window, inset spotlight fittings to the ceiling, extractor fan, chrome heated towel rail/radiator and shaver point. Door providing access to useful under-eaves storage.

GENERAL
The property is constructed of stone and is surmounted with a slate roof. It has the benefit of mains water and electricity, with the added benefit of UPVC double glazing and electric heating.

EXTERNAL DETAILS
To the front of the property there is a block-paved area. To one side of the property there is a further block-paved area providing off-road parking for two vehicles, together with a lawn and mature shrubs. To the remaining side of the property there is an enclosed lawned garden with mature trees and shrubs.

TO VIEW
Strictly by appointment. Please telephone Property@Kemp & Co on Halifax 349222.



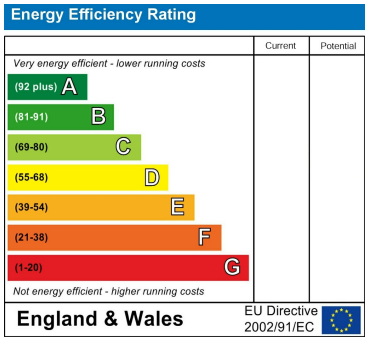
Directions

SAT NAV HX1 2HF

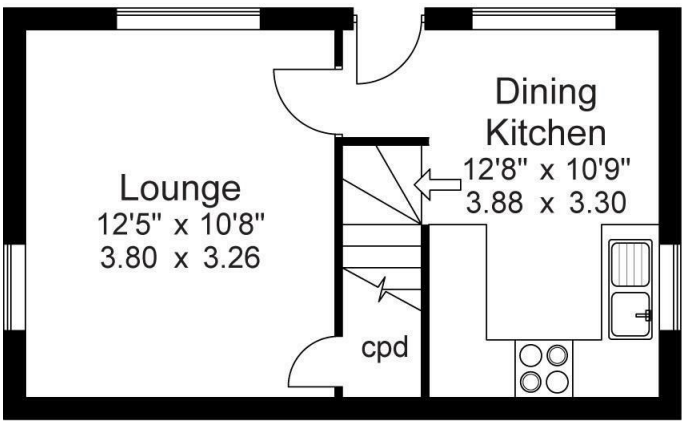
Viewings

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

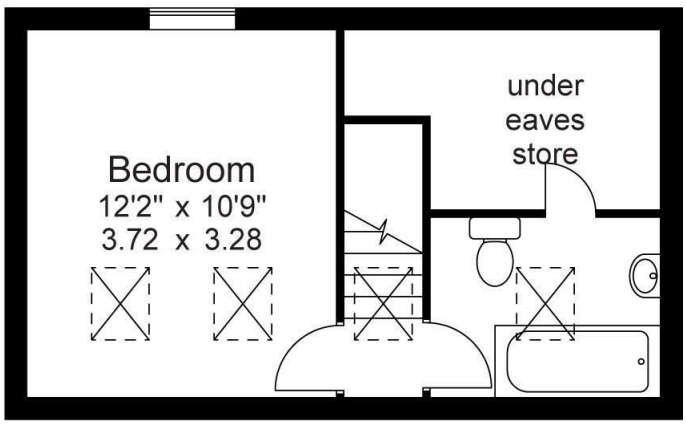
EPC Rating:



Approx Gross Floor Area = 561 Sq. Feet
= 52.1 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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