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The Rockery Albert Promenade, Savile Park, Halifax, HX3 0HZ

Offers Over £450,000

: Highly Desirable Residential Location
: Attractive Family Home
: Modern Open Plan Fitted Dining Kitchen
: Garage & Further Parking
: Easy Access To Halifax & M62
: Superb Panoramic Views
: South Facing Garden
: Attractive Accommodation
: Close To Outstanding Schools
: Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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The Rockery Albert Promenade, Halifax HX3 0HZ

This superior stone built semi detached residence is situated in one of Calderdale's premier residential locations, enjoying superb panoramic views over the Norland hillside and the surrounding countryside.

An internal inspection is absolutely essential to fully appreciate the attractive three bedroomed accommodation provided by this delightful family home which has the benefit of a South-facing garden to the front and a further garden to the rear with a detached garage and further parking facilities.

The property briefly comprises an entrance hall lounge. open plan dining kitchen, 3 bedrooms, modern bathroom, gas central heating and uPVC double glazing.

This traditional period residence provides excellent access to the local amenities of Savile & Skircoat Green, including outstanding schools, parks, shops, and cafes as well as easy access to Halifax Town Centre and the M62 motorway network.

Very rarely does the opportunity arise to purchase a three bedroomed semi detached home in this sought after location and as such an early appointment to view in order to avoid disappointment is essential.

3 1 2

Council Tax Band: E







ENTRANCE HALL
A upvc double glazed front entrance door with arch window above opens into the entrance hall. With stained glass and leaded circular window to the side elevation. Oak flooring, cornice to ceiling and a modern vertical radiator. Door to under the stairs store cupboard.

From the Entrance Hall a glass panel door opens into

SPACIOUS MODERN FULLY FITTED KITCHEN
21'2" x 12'4"
Kitchen Area:
Being fully fitted with a range of modern wall and base units incorporating matching quartz work surfaces, white enamel Belfast sink unit with mixer tap, four ring touch sensitive halogen hob with pull out extractor hood above, fan assisted oven and grill, integrated dishwasher, and plumbing for an automatic washing machine. This attractive kitchen has matching splash backs with complimenting colour scheme to the remaining walls and concealed lighting. Inset halogen spotlight fittings to the ceiling, Upvc double glazed window to the front elevation.

Dining Area:
With feature fireplace incorporating multi fuel stove on matching hearth (the fireplace requires a new flue). Upvc double glazed French doors, with windows to either side, open onto the rear patio. Oak floor. Inset halogen spotlight fittings to the ceiling. One TV point.

From the Dining Kitchen glass panel doors opens into

LOUNGE
14'7" x 12'4"
With circular bay window to the front elevation with uPVC double glazed units enjoying an attractive garden outlook. Wall mounted TV fittings with inset halogen spotlights to the chimney breast. Two radiators to each alcove. Integral Tropical fish tank to the adjacent wall and an Oak floor.

From the Entrance Hall stairs with fitted carpet lead to half landing with uPVC double glazed window to the side elevation. From the half landing stairs lead to

LANDING
Access via a loft ladder to insulated and partially boarded loft. Oak floor.

From the Landing a panel door opens into the

FAMILY BATHROOM
With four piece suite comprising fully tiled shower cubicle with modern shower fitting, pedestal wash basin, low flush and panel bath. Inset halogen spotlight fittings to the ceiling. Upvc double glazed window to the rear elevation. Chrome heated towel rail/radiator and a wood floor

From the Landing a panel door opens to

BEDROOM TWO
12'5" x 12'5"
This double bedroom is presently used as an office and has a uPVC double glazed window to the rear elevation. One single

radiator and a fitted carpet.

From the Landing a panel door opens into

BEDROOM ONE
13'0" x 12'2"
This double bedroom has a uPVC double glazed window to the front elevation enjoying an attractive garden outlook and taking full advantage of the panoramic views over the Norland hillside this property provides. To one wall there are built in wardrobes with matching dressing table with fitted drawers and bridging units with corner shelving. One single radiator and a fitted carpet.

From the Landing a panel door opens into

BEDROOM THREE
8'5" x 7'10"
This single bedroom has a uPVC double glazed window to the front elevation. One single radiator, and a fitted carpet.

GENERAL
The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of upvc double glazing and gas central heating. It is Freehold and is in Council Tax Band E

EXTERNAL
To the front of the property there is a south facing garden enjoying panoramic views incorporating a flagged patio area with an enclosed lawned garden with ornamental pond and waterfall. To the side of the property there is a path with leads to the rear of the property where there is a further flagged patio area with a lawned garden and path. There is a detached garage with power and light with an up and over door. There is a drive and further parking facilities.

TO VIEW
Strictly by appointment please telephone Property@Kemp&Co 01422 349222

DIRECTIONS
SAT NAV HX3 0HZ















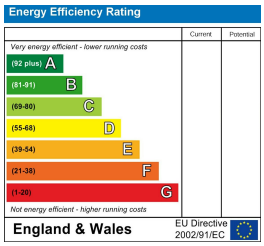


Directions

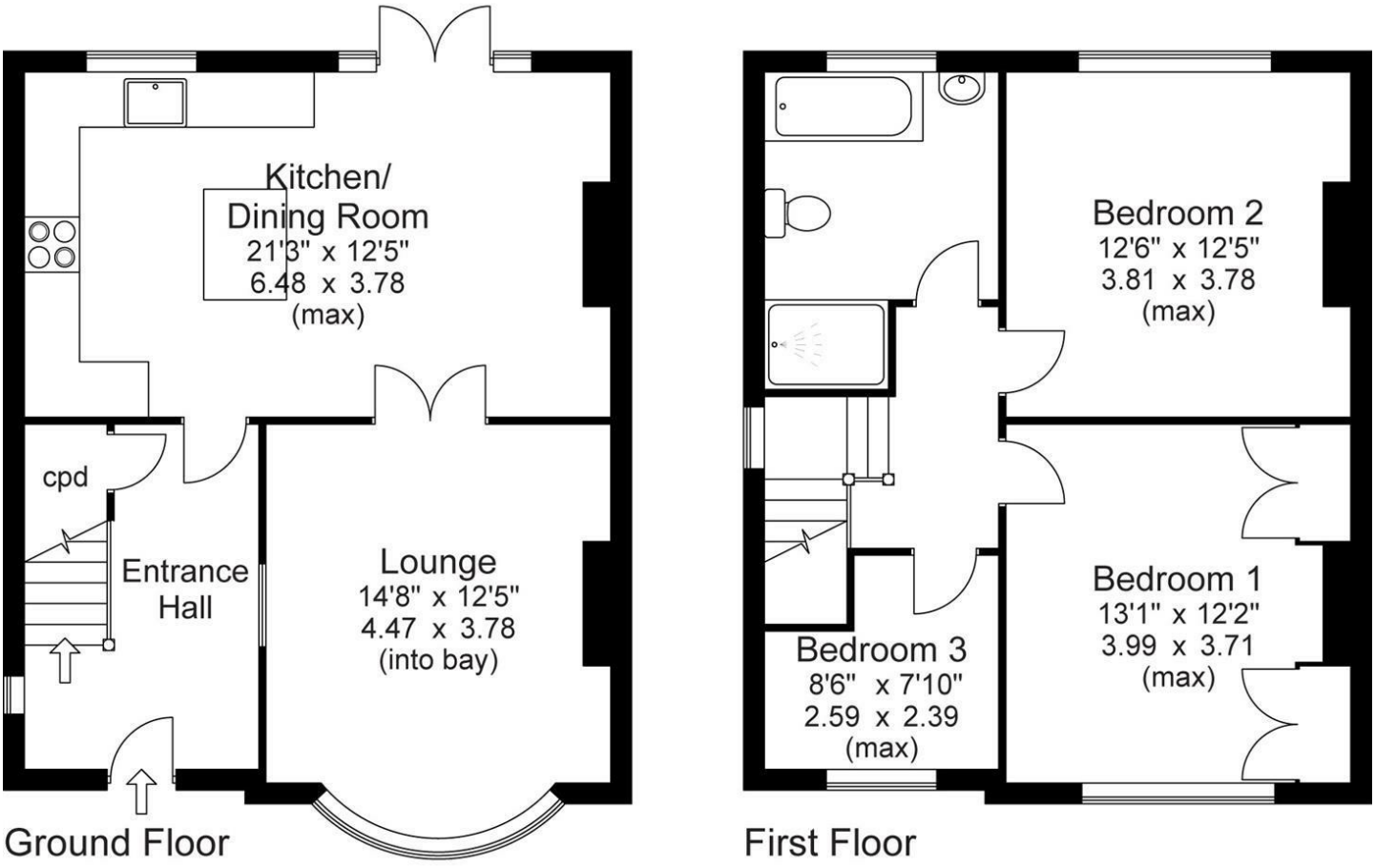
Viewings

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

EPC Rating:



Approx Gross Floor Area = 1096 Sq. Feet
= 101.9 Sq. Metres



For illustrative purposes only. Not to scale.

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