



**Dryclough Lane, Skircoat Green, HX3 0LG**  
**£695,000**

**E&H** Holmes  
ESTATE AGENTS

Set within extensive lawned gardens is this Edwardian, detached, five bedroom Gentleman's residence located in the highly sought after Skircoat Green area of Halifax. This property retains many original features including ornate plasterwork and stained and leaded glass windows. However, it is in need of modernisation throughout, giving the buyer the opportunity to create a home suited to their own style and taste. With four reception rooms and five bedrooms there is ample space for a large family or multi-generational living and with the generous plot offering scope for further extension and development (subject to planning permission).

The accommodation in brief comprises: Entrance porch, shower room, four reception rooms, kitchen, pantry and utility room to the ground floor. On the first floor are five bedrooms, the house bathroom, a large cloaks cupboard and staircase leading to the attic. Externally there is a driveway for several cars and a single garage along with extensive lawned and patio gardens.



### The Local Area

Summertime is ideally situated for access to Calderdale Royal Hospital and the many amenities offered in both Skircoat Green and Savile Park. The Gladdings Preparatory school is within walking distance along with well-regarded state primary schools and the highly respected Crossley Heath Grammar school.

There is convenient access to both Halifax town centre and the M62 motorway network along with a regular rail service from Halifax train station to Leeds, Manchester and London city centres making this an ideal location for commuters.

Savile Park and Manor Heath Park are both very close by for a leisurely walk, children to play or for refreshments in the café. The Piece Hall in the heart of Halifax Town centre has become a real hub of the town with fantastic independent retailers located there, coffee shops, bars, restaurants and over the summer months on some evenings it becomes a stunning venue for live music from some top international artists.

There are also the theatre, cinema and vibrant Square Chapel arts centre in the town.

### Entrance Porch

Storage and cloaks cupboard. Radiator. Double glazed door to front elevation. Double glazed window to side elevation. Door leading to downstairs shower room and entrance hall.

### Shower Room

Wash hand basin. Low flush W.C. Bidet. Enclosed large shower. Fully tiled. Double glazed window to rear elevation.

### Entrance Hall

Stairs leading to first floor. Original seating alcove with telephone point. Understairs cupboard. Radiator.

### Lounge 15'10" x 13'9" in bay (4.85 x 4.21 in bay)

Gas fire. Wall heater. Original plasterwork ceiling. Picture rail. Wall lights. Leaded glass, double glazed, bay window to side elevation with window seat.

### Second Reception Room 14'0" x 19'10" (4.29 x 6.07)

Impressive Edwardian fire surround with gas fire. Wall heater. Original plasterwork ceiling. Feature wall lights. Double glazed window to front elevation. Door leading to Sun Room.

### Sun Room 3'8" x 13'4" (1.12 x 4.08)

Original single glazed windows to front elevation.

### Third Reception Room 12'10" x 15'1" into bay (3.93 x 4.62 into bay)

Currently utilised as a bedroom.

Electric wall heater. Radiator. Double glazed window to front elevation. Door leading to Sun Room.

### Inner Hallway

Leads to kitchen, utility room, pantry and family room.

### Kitchen 14'0" x 12'9" (4.28 x 3.91)

Wall and base units. Breakfast bar. Stainless steel one and a half bowl sink. Electric oven. Two ring gas hob. Two ring electric hob. Gas Aga. Dishwasher. Integrated fridge / freezer. Fully tiled. Double glazed window to side elevation.

### Pantry 5'10" x 4'7" (1.78 x 1.42)

Shelving.

### Utility Room 8'8" x 8'3" (2.65 x 2.52)

Base units. Stainless steel sink. Plumbing for washing machine. Partially tiled. Worcester Bosch gas central heating boiler. Stable door to side elevation. Double glazed window to side elevation.

### Family Room 12'11" x 20'7" (max) (3.96 x 6.29 (max))

Exposed stone feature walls. Fitted solid wood cupboards. Lantern roof and three sets of patio doors to rear elevation creating a light versatile space leading to the lawned garden.

### First Floor Landing

Return staircase leading from the entrance hall. Cloak cupboard. Radiator. Original stained glass window to side elevation.

### Bedroom One 16'1" x 15'5" (4.91 x 4.70)

Built in wardrobes and vanity unit. Gas fire. Radiator. UPVC double glazed window to front elevation with secondary glazing.

### Bedroom Two 15'5" x 13'9" (4.72 x 4.21)

Built in cupboard. Gas fire. Radiator. Two UPVC double glazed windows to front and side elevation with secondary glazing.

### Bedroom Three 13'5" plus bay x 14'0" (4.10 plus bay x 4.27)

Fitted wardrobes. Wash hand basin. Gas fire. Radiator. Double glazed window to side elevation.

### Bedroom Four 11'10" x 13'5" (3.61 x 4.11)

Fitted wardrobes. Gas fire. Radiator. UPVC double glazed window to side elevation.

### Bedroom Five 9'6" x 12'4" (2.90 x 3.77)

Gas fire. Radiator. Double glazed window to side elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Fully tiled. Cupboard. Radiator. Double glazed window to side elevation with secondary glazing.

### Attic Landing 14'0" x 9'3" plus recess 6'9" x 6'7" (4.27 x 2.83 plus recess 2.06 x 2.02)

Staircase leading from first floor landing. Window to side elevation.

### Attic Room 15'5" x 9'3" into eaves (4.72 x 2.83 into eaves)

Window to side elevation.

### Parking

Driveway parking for several cars.

### Garage

Single garage with electric doors. Power.

### Outbuildings

Either side of the garage is a stone built outhouse ideal for storage of garden tools, bikes etc.

### Gardens

Extensive lawned gardens to rear and side with patio. Mature planting and flowerbeds. Greenhouse.

### Council Tax Band

Council tax band G

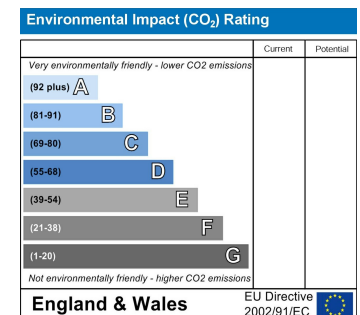
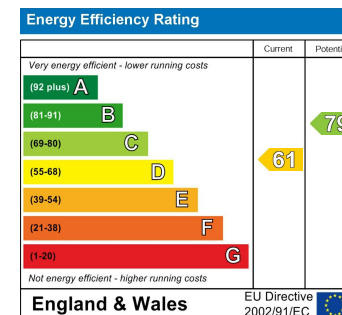
### Location

To find the property, you can download a free app called What3Words where every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property are: ///rested.wiring.bills

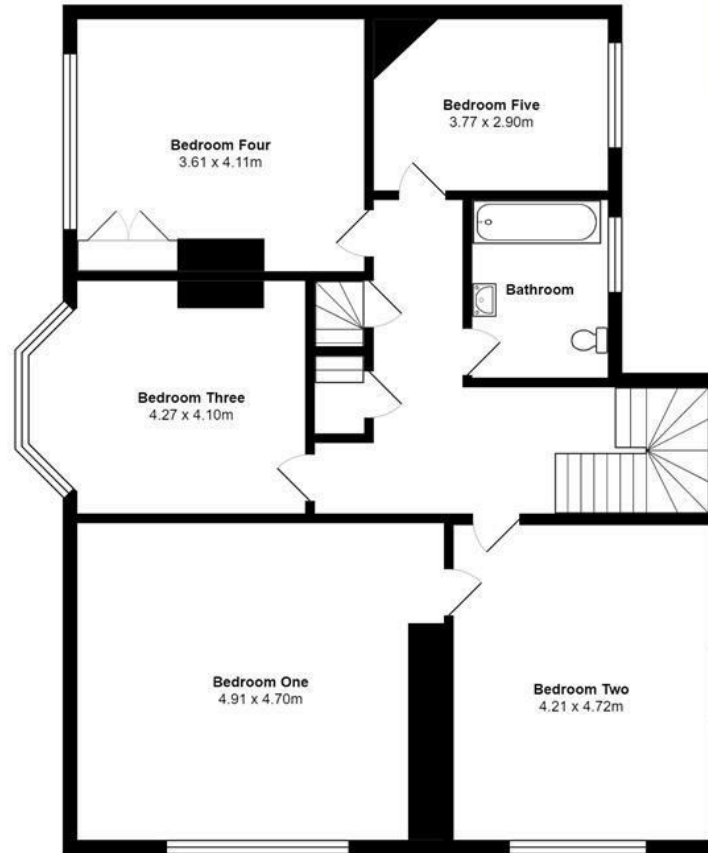
### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









E&H

