



**38 SPRINGWOOD DRIVE
LOWER SKIRCOAT
HALIFAX
HX3 0TQ**

Are you looking for a peaceful bungalow to retire into? Do you value private gardens and far reaching views? This could be the place you've been searching for. This detached bungalow stands to a slightly elevated position and has wide windows to take in the far reaching views to the front and the private gardens at the rear. The house does need some redecorating and maybe refitting to taste, but it has gas central heating and uPVC double glazing and has a great layout. In fact the layout was changed by the previous owner, switching the bathroom and the second bedroom to create a large bathroom with a walk in shower and a large lay-down relaxation bath and a nice office. Would you switch them back or do you like it as it is? Would you convert the loft as others have in the street? There's a loft ladder leading to a great storage space at the moment. The good sized living room means there's plenty of room for a dining table, and the main bedroom is well stocked with fitted furniture, but the real feature of the property is the private garden with nice seating areas which take in the lovely views across the hillside in the distance.

OFFERS IN THE REGION OF £170,000

ENTRANCE HALL

A central hallway which leads to all rooms. There is a useful cupboard fitted, with the gas boiler and security alarm control.

LOUNGE

5.31 x 3.61 (17'5" x 11'10")

A good sized living room, with plenty of room for a dining suite. The stone fireplace houses a pebble design living flame gas fire.



KITCHEN

2.90 x 2.28 widening to 3.00 (9'6" x 7'6" widening to 9'10")

With a range of base and wall units with matching drawers and complementing work surfaces to tiled walls and incorporating a stainless steel one and a half bowl sink unit and integrated appliances including a hob with four gas burners and an electric warmer to canopy hood, and an electric oven.



BEDROOM ONE

3.93 x 3.61 (12'11" x 11'10")

Fitted with an extensive range of wardrobes and drawers with bedside tables.



BATHROOM

2.98 x 2.91 (9'9" x 9'7")

A large bathroom which has been fitted with a four piece suite consisting of a low level WC, a wash basin, a large, walk-in shower area and a large relaxation bath with headrest. There is an illuminated display and part tiled walls plus a ladder style tall heated towel rail, along with a tiled floor.



OFFICE/BEDROOM TWO

1.93 x 1.67 (6'4" x 5'6")

Fitted with cupboards and with a desk and other useful units.



OUTSIDE

The property occupies nice gardens, with a lawn to the front which is complemented by shrub and flower borders. To the rear is a decked seating area and a few steps lead up to another seating area which really does take advantage of the far reaching views. Shrubs and trees provide a more sheltered and private garden at the rear.



GARAGE

A driveway provides parking space for two or three cars in tandem plus access to a detached garage.

ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band: C.

DIRECTIONS

Leave Halifax along Huddersfield Road and turn right into Heath Road. Proceed straight ahead at the traffic lights into Skircoat Green Road, and straight ahead again at the next set of lights, travelling through Skircoat Green before turning right into Copley Lane. Proceed down Copley Lane and turn right into Springwood Drive. The property can then be found on the right hand side. Postcode: HX3 0TQ.

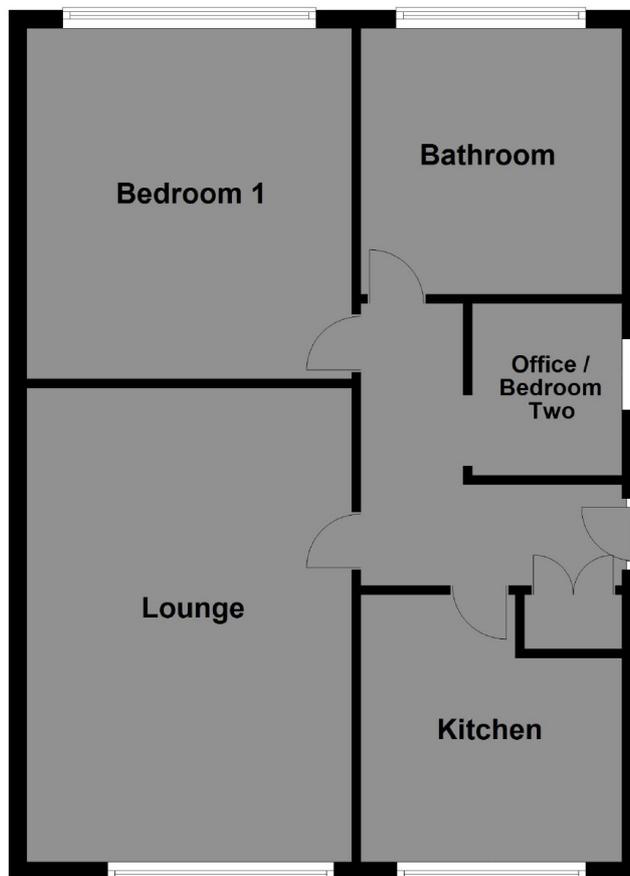
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.