



## 19 SKIRCOAT LODGE SKIRCOAT GREEN, HALIFAX

Situated in this highly desirable and much sought after residential location, within the heart of Skircoat Green, lies this first floor, two bedroomed apartment providing spacious accommodation. An internal inspection is absolutely essential to fully appreciate the standard of accommodation provided which briefly comprises an entrance hall, spacious lounge with access to south-facing balcony, fitted dining kitchen, spacious three-piece bathroom, two double bedrooms, master with en suite, uPVC double glazing, gas central heating, a single garage, parking for visitors, communal gardens and a communal swimming pool. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre and the M62 motorway network. Very rarely does the opportunity arise to purchase an apartment in this sought after gated community and an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £220,000

There is a lift and stairs to all floors. The front entrance door opens into the

### **ENTRANCE HALL**

With video telephone entry system, one double radiator, double doors open to store cupboard housing the combination boiler, door to large store cupboard providing excellent storage facilities.

From the Entrance Hall a panelled door opens into the

### **LOUNGE 5.56m x 4.35m**



This spacious lounge has a uPVC double glazed window to the front elevation, two double radiators, one TV point and a fitted carpet.



From the Lounge a uPVC double glazed door opens onto a covered balcony with a tiled floor.

From the Entrance Hall a panelled door opens into the

### **MODERN FULLY FITTED DINING KITCHEN 3.01m x 4.82m**

This spacious fully fitted dining kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single

drainer 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above, fan assisted electric oven and grill, integrated fridge freezer, integrated dishwasher and an integrated washing machine. The Dining Kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor, uPVC double glazed window to the front elevation, and one double radiator.



From the Entrance Hall a door opens into the

### **BATHROOM**



The bathroom has a modern white three-piece suite comprising hand wash basin with mixer tap and low flush WC in bathroom furniture with a panelled jacuzzi bath with mixer tap. The bathroom is fully tiled and has an extractor fan and radiator/towel rail.

From the Entrance Hall a panelled door opens into the

### **MASTER BEDROOM 4.41m x 3.40m**

With uPVC double glazed window to the rear elevation, there are fitted wardrobes to one wall, one double radiator and a fitted carpet.

From the Bedroom a door opens into the

## EN SUITE SHOWER ROOM



With three-piece suite in Whisper Peach shade comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with Mira shower unit. The en suite is fully tiled with a matching floor, extractor fan and vertical radiator/towel rail.

From the Entrance Hall a door opens into

## DOUBLE BEDROOM TWO 4.03m x 3.90m



With uPVC double glazed window to the rear elevation, fitted bedroom furniture to two walls comprising wardrobes, bedside cabinets, fitted cupboards and shelves, TV point, one double radiator and a fitted carpet.

## GENERAL

The property is Leasehold on a 999-year Lease commencing 1999, it has a ground rent of £400 pa which is reviewed every 25 years and a service charge of £200 per month 2023/2024. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

## EXTERNAL



There are communal gardens and a single garage with an up and over door with power and light, and further parking for visitors. There is a separate building housing a swimming pool, and a sauna for the residents and their guests.



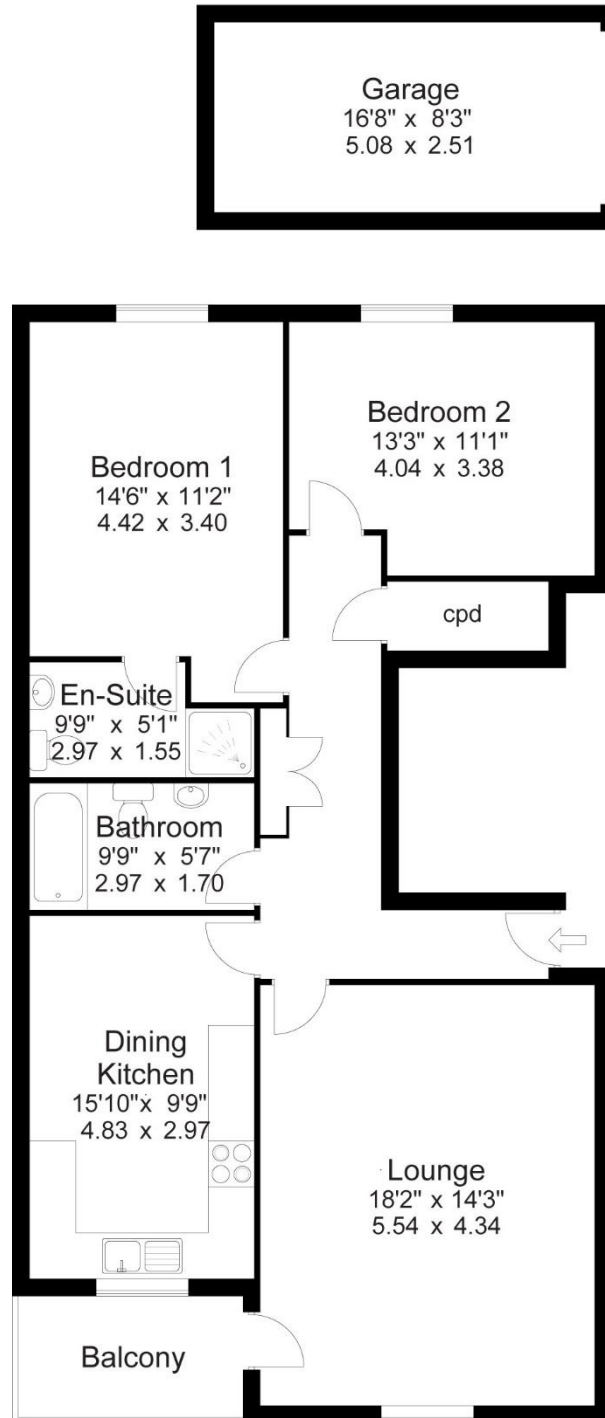
## TO VIEW

Please telephone the Agents Property@kemp&co on 01422 349222

## DIRECTIONS

HX3 0RW

Approx Gross Floor Area = 1117 Sq. Feet  
= 103.7 Sq. Metres



For illustrative purposes only. Not to scale.

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