



21 KNIGHTSBRIDGE COURT SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations lies this luxury second floor apartment providing superb accommodation. Just step inside this attractive property and you cannot fail to be impressed by the accommodation provided which has a wealth of quality fixtures and fittings. This second-floor apartment briefly comprises of an entrance hall, open plan lounge with dining area with modern fully fitted kitchen with appliances, two bedrooms, master with en suite and dressing room, a modern bathroom, uPVC double glazing and a single garage with extra parking in a secure gated area. 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 Trans-Pennine Road and Rail Network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a quality property in this sought-after development and an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £224, 995

The front entrance door opens into the

ENTRANCE HALL



With cornice to ceiling, one electric wall mounted heater, and a fitted carpet. Door to cupboard housing the pressurised cylinder and fitted shelves providing excellent storage facilities.

From the Entrance Hall a door opens into

OPEN PLAN LOUNGE AND DINING KITCHEN 5.94m x 5.77m

LOUNGE



With angular bay window to the front elevation incorporating uPVC double glazed units enjoying attractive views and providing this room with a light and spacious aspect, cornice to ceiling, one telephone point, video telephone entry system, electric storage heaters and a fitted carpet.

KITCHEN AND DINING AREA



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring induction hob with extractor in stainless steel and glazed canopy above and fan assisted electric oven and grill beneath, integrated fridge, integrated freezer, integrated dishwasher and an integrated washing machine. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the front elevation, electric storage heater and a fitted carpet. One telephone point.

From the Entrance Hall a door opens into

DOUBLE BEDROOM ONE 4.92m x 2.86m



With a uPVC double glazed window to the side elevation enjoying attractive views, one TV point, one telephone point and a fitted carpet. Door to walk-in wardrobe with hanging rails and fitted shelves providing excellent storage facilities and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM



With modern white three-piece suite 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 tiled floor, inset mirror, with each side of the mirror providing a range of cupboard space, inset spotlight fittings to the ceiling, electric heater and an electric towel rail.

From the Entrance Hall a door opens into the

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. Double doors open to cupboard with fitted shelves providing excellent storage facilities. The bathroom is fully tiled with a matching floor, inset mirror and inset spotlight fittings to ceiling, extractor fan, electric towel rail.

BEDROOM TWO 3.58m x 2.80m



With uPVC double glazed window to the front elevation, built in office furniture, wall mounted electric heater and a fitted carpet.

GENERAL

The property is Leasehold on a 150-year Lease, commencing 1st January 2003. The service charge for 2023 is £449.19 per quarter (2023) and as the management company own the Freehold there isn't any ground rent to pay. It has the benefit of mains water and electric with the added benefit of double glazing.

EXTERNAL



Knightsbridge Court is set in mature landscaped gardens and has electronic gates leading to a parking area with further gardens and access to a single garage with an electric roller door, power, and light. The apartment also has a storeroom on the ground floor providing useful storage facilities.

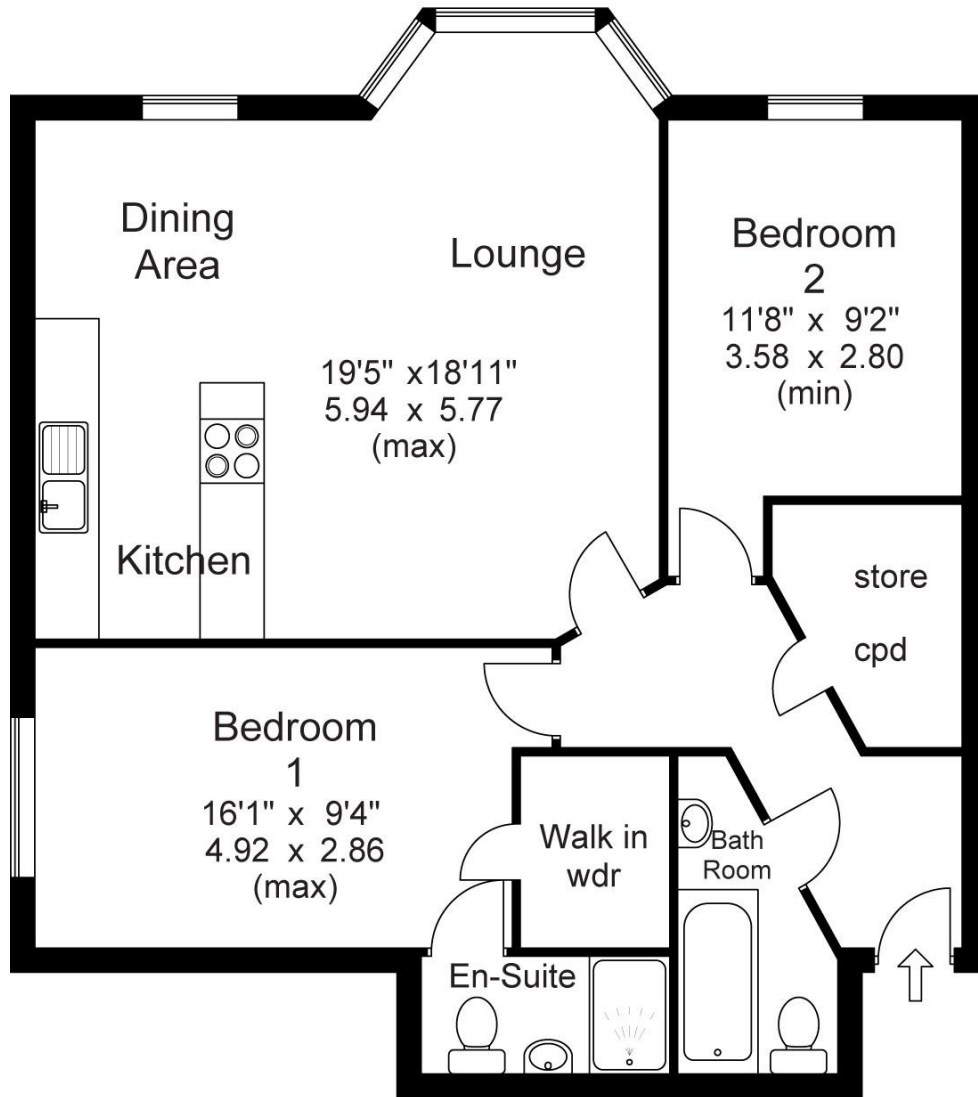
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

Sat Nav HX3 0DD

Approx Gross Floor Area = 822 Sq. Feet
= 76.20 Sq. Metres



For illustrative purposes only. Not to scale.

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