



1 SKIRCOAT LODGE SKIRCOAT GREEN, HALIFAX

This ground floor two bed roomed apartment providing attractive and spacious living accommodation, is situated in one of Calderdale's premier residential locations within the heart of Skircoat Green. An internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises of an entrance hall, spacious lounge, covered balcony, modern dining kitchen, modern bathroom, two bedrooms (master en suite), uPVC double glazing, gas central heating, communal gardens, communal swimming pool with a sauna and gym equipment and a single garage. 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 a ground floor apartment in this sought-after location and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £230,000

A communal front entrance door with a video intercom system opens into a

COMMUNAL ENTRANCE HALL

With lift and stairs to all floors. From the communal entrance hall, a door opens into the apartment.

ENTRANCE HALL

With video intercom telephone system, one double radiator, double doors open to a cupboard providing useful storage facilities, one telephone point, and a fitted carpet. From the entrance hall a door opens to the

LOUNGE 5.25m x 3.83m



This spacious uPVC double glazed window to the front elevation, wall mounted living flame fire, two double radiators, one TV point and a fitted carpet. A uPVC double glazed door opens onto a south facing covered balcony with a tiled floor.

From the Entrance Hall a door opens to the

DINING KITCHEN 3.60m max x 4.53m



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring gas

hob with extractor in pull-out canopy above, fan assisted oven and grill, integrated fridge freezer, integrated dishwasher, and an integrated washing machine. This spacious dining kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a wood floor. uPVC double glazed window to the front elevation, and one double radiator.

From the Entrance Hall a door opens to the

BATHROOM



With a modern white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, and one double radiator.

From the Entrance Hall a door opens to

BEDROOM ONE 3.90m x 4.10m max



This spacious double bedroom has a uPVC double glazed window to the rear elevation, fitted wardrobes to one wall with matching headboard, cupboard with fitted shelves and drawer units to either side of the bed, one double radiator and a fitted carpet.

From the Bedroom a panelled door opens to a

EN SUITE WET ROOM



With pedestal wash basin, low flush WC and Mira shower. The wet room is fully tiled and has a uPVC double glazed window to the side elevation and a heated towel rail/radiator.

From the Entrance Hall a door opens to

BEDROOM TWO 3.25m x 3.6m max



This second double bedroom has a uPVC double glazed window to the rear elevation, 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. The estate is managed by a residents committee. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is in Council tax band C.

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 use of the residents.



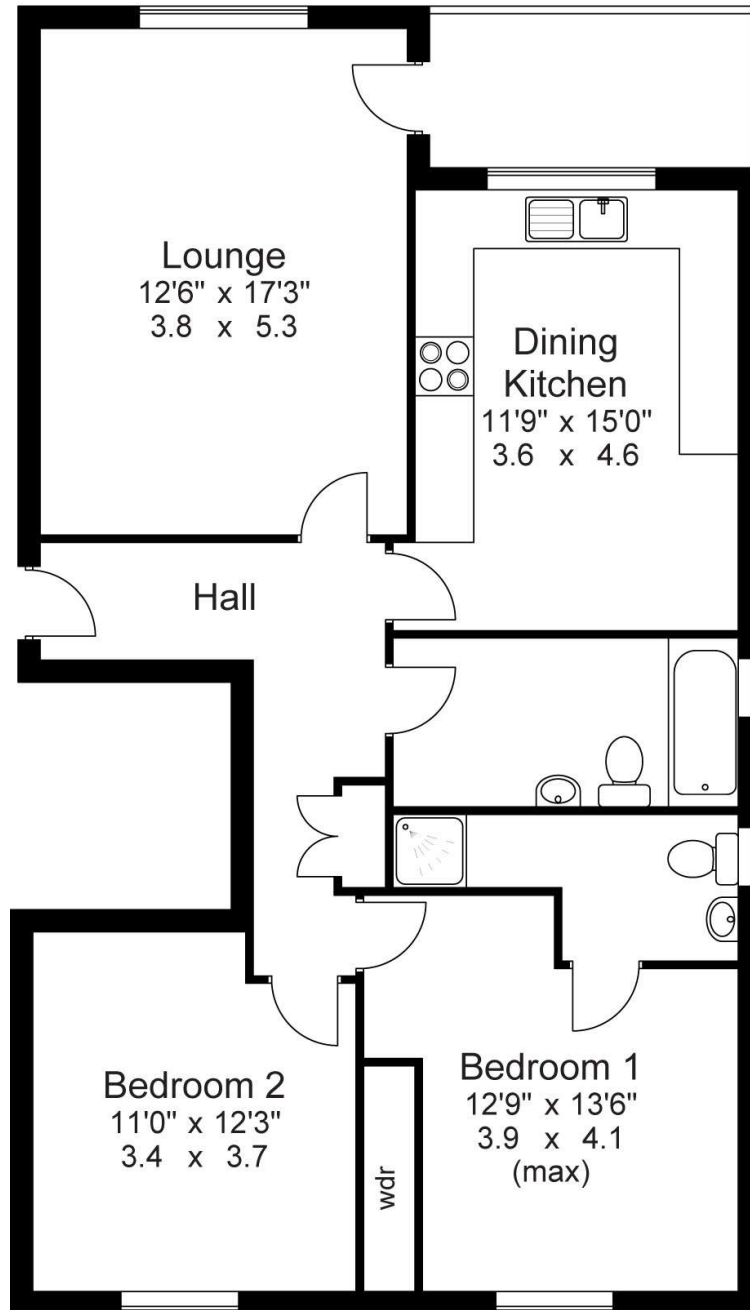
TO VIEW

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

DIRECTIONS

Sat Nav HX3 ORW

Approx Gross Floor Area = 895 Sq. Feet
= 83.2 Sq. Metres



For illustrative purposes only. Not to scale.

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