



6 Grange Park, Skircoat Green, Halifax, West Yorkshire, HX3 OJS

Offers In The Region Of £225,000

- : Highly Desirable Location
- : First Floor Apartment
- : Modern Kitchen
- : Garage & Garden
- : Reasonable Service Charge
- : Delightful Setting
- : 2 Bedrooms (one with en suite)
- : Spacious Open Plan Lounge & Dining Area
- : Easy Access to Halifax Town Centre
- : Viewing Essential



## 6 Grange Park, Halifax HX3 0JS

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this two bedroomed, first floor apartment providing delightful and attractive accommodation. The property briefly comprises an entrance hall, spacious lounge with dining area, modern fully fitted kitchen, 2 bedrooms (one with en suite shower room), bathroom, single garage, and a garden. 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. This delightful apartment is set within mature landscaped grounds in this highly desirable residential location. Very rarely does the opportunity arise to purchase a property in this sought-after location and as such an early appointment to view is essential to avoid disappointment.



Council Tax Band: E



### ENTRANCE VESTIBULE

With one single radiator and stairs with fitted carpet leading to the

### FIRST FLOOR LANDING

With access to the loft, one single radiator and a fitted carpet. Double doors open to excellent store cupboard providing storage facilities.

From the Landing a panelled door opens into the

### SPACIOUS LOUNGE

62'4"3'3" x 42'7"

With two double glazed windows to the side elevation providing attractive views, feature fireplace incorporating marble inset and hearth with electric fire, cornice to ceiling, one double radiator, one TV point and one telephone point.

From the Lounge through to the

### DINING AREA

26'2"9'10" x 26'2"16'4"

With double glazed window to the front elevation, one single radiator, cornice to ceiling and a fitted carpet.

From the Dining Area a door opens into the

### MODERN FULLY FITTED KITCHEN

32'9"22'11" x 22'11"32'9"

Being fully fitted with a range of modern cream wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 bowl sink unit, Bosch halogen hob with electric oven and grill beneath and extractor in canopy above, integrated fridge, integrated freezer, integrated dishwasher and integrated washer/dryer. This attractive modern kitchen has matching splash backs with complementing colour scheme to the remaining walls. Double glazed windows to the front and side elevations provide this room with its light and spacious aspect. Inset spotlight fittings to the ceiling.

From the Landing a panelled door opens into

### BEDROOM ONE

32'9"32'9" into wardrobe x 36'1"19'8"

With fitted wardrobes to one wall incorporating dressing table with mirror inset, double glazed windows to the side elevation with garden outlook, one double radiator, cornice to ceiling and a fitted carpet.

From the Bedroom a panelled door opens into the

### MODERN EN SUITE

With white three-piece suite comprising pedestal wash

basin, low flush W/C and fully tiled shower cubicle with shower unit, double glazed window to the rear elevation, one radiator, mirror inset.

From the Landing a panelled door opens into

### BEDROOM TWO

29'6"32'9" x 26'2"9'10" extending to 36'1"22'

With double glazed window to the side elevation enjoying an attractive garden outlook, cornice to ceiling, one single radiator and a fitted carpet. From the Landing a panelled door opens into the

### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls. Double glazed window to the front elevation, double doors to cylinder cupboard with airing shelves, one single radiator.

### GENERAL

The property is Leasehold on a 999-year lease with a service charge of 750 per annum (2024). The property has the benefit of all mains services gas, water and electric with the added benefit of gas central heating and double glazing.

### EXTERNAL

The property has a good sized garden to the rear with a path to the side leading to the side entrance door there are further communal gardens with mature trees which you can access. The property has the added benefit a single garage with an up and over door with power and light with further parking in front and parking for visitors.

### TO VIEW

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

### DIRECTIONS

SAT NAV HX3 OJS



### Directions

SAT NAV HX3 QJS

### Viewings

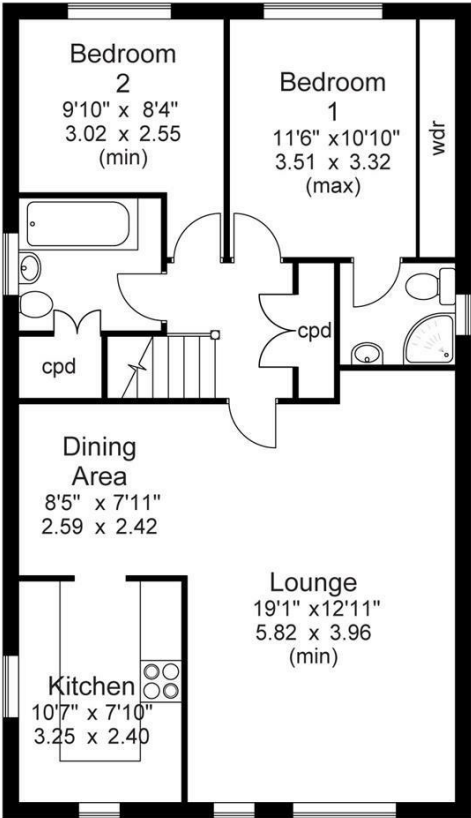
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 794 Sq. Feet  
= 73.60 Sq. Metres



For illustrative purposes only. Not to scale.