



4 Knightsbridge Court,, Skircoat Green, Halifax, HX3 ODD

Offers Over £235,000

- : Highly Desirable Location
- : Attractive & Spacious Accommodation
- : 2 Bedrooms (master with en suite)
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Ground Floor Apartment
- : Panoramic Views
- : Spacious Open Plan Lounge Dining Area & Kitchen
- : Easy Access to Local Amenities
- : Viewing Essential



## 4 Knightsbridge Court,, Halifax HX3 0DD

Situated in one of Calderdale's premier residential locations within the heart of Skircoat Green, lies this two bedroomed, two bath roomed ground floor apartment providing attractive and spacious accommodation. The apartment briefly comprises an entrance hall, spacious open plan lounge with dining area and modern fitted kitchen, two bedrooms (master with en suite shower room), bathroom, uPVC double glazing, communal gardens, secure gated parking area, and attractive panoramic views. The property is situated in this highly desirable location which provides excellent access to Halifax town centre as well as the local amenities of Skircoat Green and Savile Park, including a range of local shops, cafes and parks. Very rarely does the opportunity arise to purchase a ground floor apartment in this sought after location and an early appointment to view is strongly recommended.

The front entrance door to the apartment opens into the



Council Tax Band:



#### ENTRANCE HALL

With cornice to ceiling, fitted carpet and electric heater, door to cylinder cupboard and door to cupboard providing further storage.

From the entrance hall a door opens into the

#### OPEN PLAN LOUNGE, DINING AREA AND MODERN FULLY FIT

18'11" x 20'4"

#### LIVING AND DINING AREA

With uPVC double glazed windows to the rear and side elevations and uPVC double glazed French doors opening onto a Juliet balcony, feature fireplace with pebble effect living flame electric fire, one TV point, one telephone point, cornice to ceiling, fitted carpet, and two electric heaters.

#### KITCHEN AREA

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, integrated washing machine, integrated dishwasher and a centre island with four ring halogen hob with extractor in canopy above and fan assisted electric oven and grill, integrated fridge and integrated freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the side elevation.

From the Entrance Hall a door opens to

#### BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is fully tiled and has an inset mirror, extractor fan and inset spotlight fittings to ceiling, chrome heated towel rail/radiator.

From the Entrance Hall a door opens to

#### BEDROOM TWO

11'6" x 10'4"

With uPVC double glazed window to the side elevation, electric heater and fitted carpet. One TV point.

From the Entrance Hall a door opens to

#### BEDROOM ONE

10'11" x 10'3"

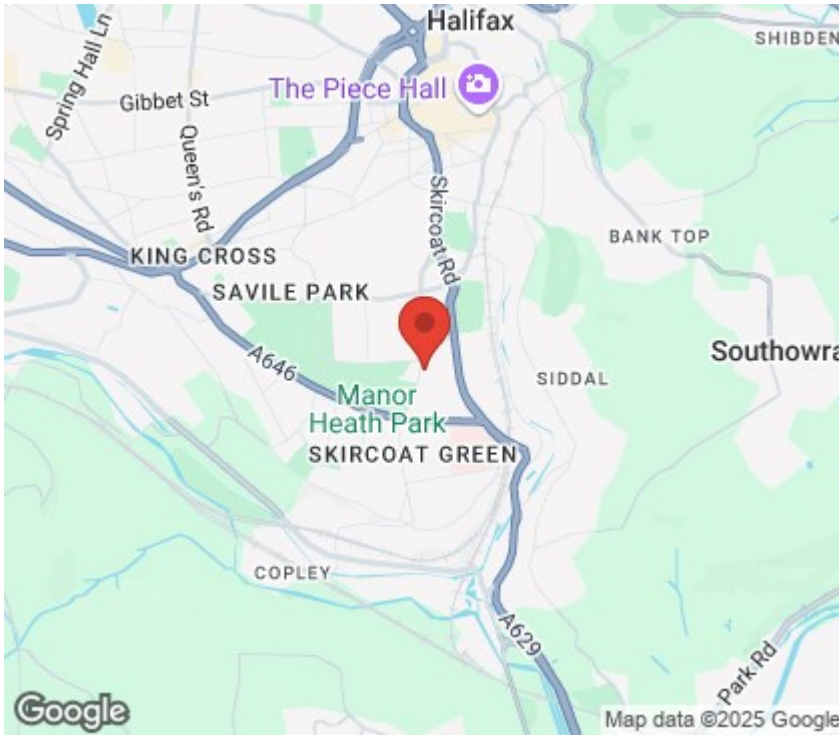
This double bedroom has uPVC double glazed French doors opening onto a Juliet balcony. Door to cupboard providing useful storage / wardrobe facilities, electric heater and a fitted carpet.

#### GENERAL

The property is Leasehold on a 150-year Lease commencing 1st January 2003, there is no ground rent and the present service charge is to be confirmed. The property has the benefit of mains services of water and electric and is in council tax band D. There is a lift to all floors and a video entry system.

#### EXTERNAL

Knightsbridge Court is set within communal gardens with parking within a secure gated area.



### Directions

SAT NAV HX3 ODD

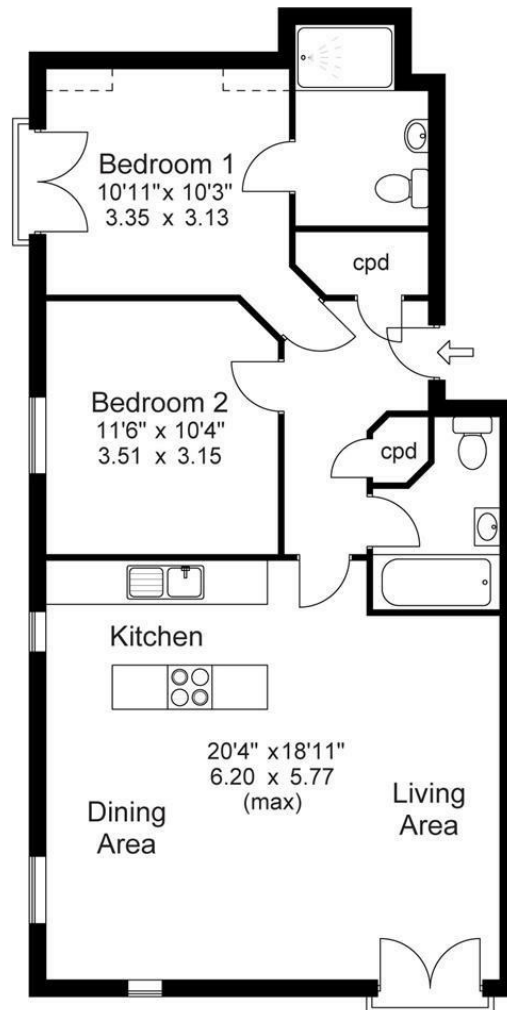
### Viewings

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

### EPC Rating:

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

Approx Gross Floor Area = 802 Sq. Feet  
= 74.5 Sq. Metres



For illustrative purposes only. Not to scale.