

Peter David

Properties Ltd

Residential Sales and Lettings



Opus point, Ravenscliffe Close, Skircoat Green

Offers Over £215,000





Peter David Properties are delighted to bring to market this TWO BEDROOM DUPLEX PENTHOUSE apartment. Very rarely does an opportunity arise to purchase a property in this sought after development. With a balcony, lift access and parking for two cars.

The internal accommodation briefly comprises of a shared entrance vestibule, a door then leads to the main apartment, hall way, kitchen, living/dining room, two double bedrooms with master en suite and bathroom. To the first floor, there is a mezzanine room which lends it self to a variety of uses, such as a third occasional bedroom, home office or additional sitting room. There is substantial storage under the eaves.

The property is located in the desirable area of Skircoat Green. There are ample facilities and amenities close by and Savile Park is only a short walk away. Calderdale Royal Hospital is just down the road, Halifax centre is a short 10 minute drive and the M62 network provides excellent commuter links to those working further afield.

- DUPLEX PENTHOUSE APARTMENT
- TWO BEDROOMS PLUS MEZZANINE
- AMPLE STORAGE
- SOUGHT AFTER LOCATION
- LIFT ACCESS
- TWO PARKING SPACES
- BALCONY
- EPC RATING - B
- COUNCIL TAX BAND - D

Accommodation

Entrance vestibule

Living/Diningroom

24'3" x 10'11" (7.4 x 3.35)

A light and airy room with a vaulted ceiling leading up to the mezzanine area, double glazed Juliet balcony doors leading to the balcony and two central heating radiators.

Balcony

With pleasant views, this is a great place for sitting out in the summer months.

Kitchen

9'6" x 5'4" (2.92 x 1.65)

Recently fitted with a range of matching wall and base units with complementary work surfaces and matching splash back. Stainless steel sink, integrated dish washer, four ring gas hob, integrated electric oven, stainless steel extractor hood and integrated fridge freezer.

Bedroom one

9'10" x 14'9" (3 x 4.5)

Double bedroom with built in wardrobes, central heating radiator and double glazed window.

En suite

6'8" x 4'3" (2.05 x 1.3)

Fully tiled with a white three piece suite which comprises of a shower cubicle, pedestal wash hand basin, low flush WC and electric shaver point.

Bedroom two

9'3" x 14'9" (2.82 x 4.5)

Double bedroom with a central heating radiator and double glazed window.

Bathroom

9'10" x 5'1" (3 x 1.55)

Fully tiled with a white three piece suite which comprises of, a shower over the bath, low flush WC and pedestal wash hand basin.

First floor

Mezzanine

24'5" x 12'3" (7.45 x 3.75)

This room lends it self to a verity of uses such as an occasional bedroom, home office or snug. With two Velux windows providing ample natural light.

Eaves storage

A useful addition to this home, extremely large under eaves storage.

External

The property benefits from two parking spaces.

Lease details

Service charges: £80per month from October 2023

Years remaining on the lease: Approximately 979 years

Ground rent: None

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map



Hybrid Map



Terrain Map



Floor Plan

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Front 1st Floor

HX3 ORN
Internal - 122m²

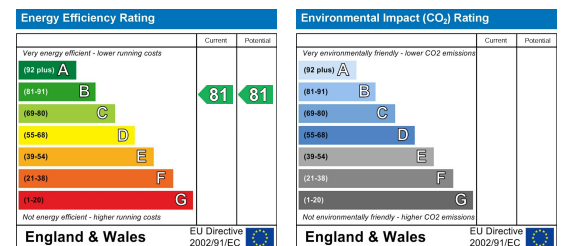
Mezzanine Level

Measurements and layout for guidance only.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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