

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Knightsbridge Court, Skircoat Green Road

£149,995





Peter David are delighted to bring to the sales market this beautiful ONE BEDROOM, SECOND FLOOR APARTMENT with LIFT ACCESS and parking space.

The internal accommodation briefly comprises of an entrance hallway leading to: large open plan living room/kitchen with integrated appliances. One double bedroom, separate bathroom, boiler cupboard. There is an additional room which has a glass tiled wall and could be used as a study/occasional bedroom.

The property affords pleasant views in a much sought after location of Savile Park.

Unfortunately pets are not permitted at the development apart from service dogs.

- ONE BEDROOM APARTMENT WITH PARKING SPACE
- PRESTIGIOUS DEVELOPMENT WITH LIFT ACCESS
- OPEN PLAN LIVING/ KITCHEN
- ONE DOUBLE BEDROOM
- ADDITIONAL ROOM FOR AN OFFICE/ OCCASIONAL BEDROOM
- BATHROOM
- ELECTRIC HEATING
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND B
- UNFORTUNATELY PETS ARE NOT PERMITTED AT THE DEVELOPMENT APART FROM SERVICE DOGS

## Accommodation

### Open plan kitchen/ Living room

22'6" x 15'7" (6.88 x 4.75)

A generous kitchen/ living room, ample wooden units and complementary worktops with an inset porcelain sink, breakfast bar island which houses the oven and hob. There are patio doors with a Juliet balcony and a wonderful view, a window, electric heater and electric fire.

### Bedroom

9'6" x 12'4" (2.9 x 3.78)

Double bedroom with an electric heater and double glazed window. This room benefits from a walk in wardrobe

### Office/ Occasional Bedroom

10'5" x 6'11" (3.2 x 2.13)

Additional room with glass tiled wall

## Bathroom

7'9" x 5'6" (2.38 x 1.7)

Fully tiled with a white three piece suite which comprises of a bath with bath aid, shower over the bath, WC, wash hand basin and chrome towel rail.

## External

Set in mature landscaped gardens and has electronic gates leading to a parking area.

## Directions

Please use post code HX3 ODD for sat nav directions.

## Leasehold

The property is Leasehold on a 150 year Lease. There is no ground rent as the residents own the freehold to the property. The last figure for the annual service charge we have is £1235.96 but this may need to be updated.

## 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



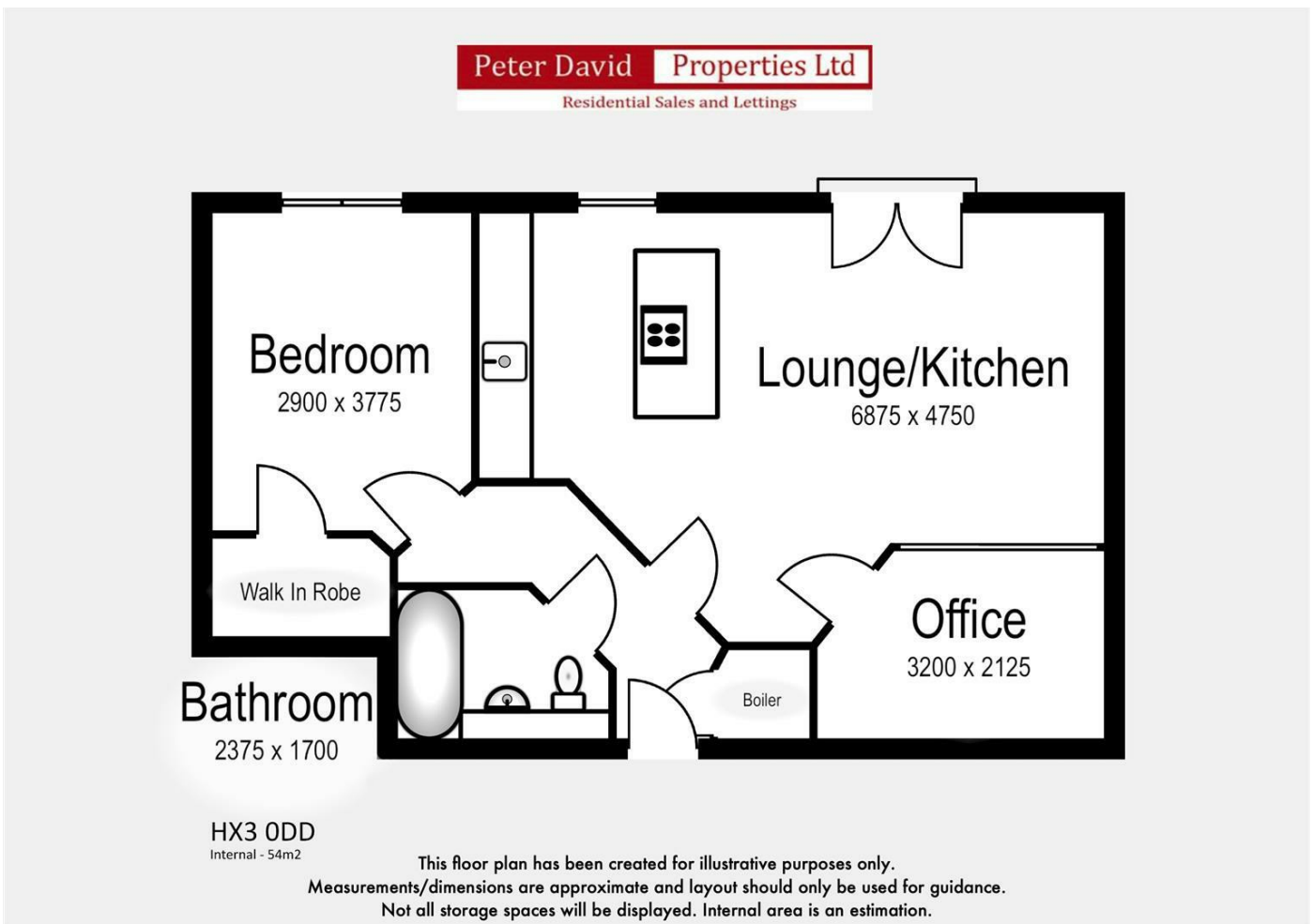
## Hybrid Map



## Terrain Map



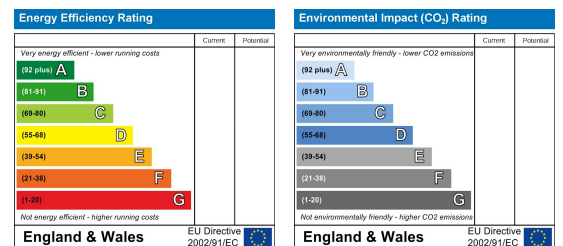
## Floor Plan



## 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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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