



**Opus Point, Ravenscliffe Close, Skircoat Green, Halifax, HX3 0RN**



**welcome to**

**Opus Point Ravenscliffe Close, Skircoat Green Halifax**

Ground floor apartment with two double bedrooms situated in the popular location Skircoat Green, marketed at a price of £210,000. Benefiting from communal gardens and allocated parking. Well presented apartment offering great living accommodation. Contact us to view!



### **Entrance Hall**

The entrance hall comprises of carpet flooring, ceiling light points, gas central heating radiator, storage cupboard.

### **Lounge**

16' 2" x 14' 4" ( 4.93m x 4.37m )

The lounge comprises of carpet flooring, gas central heating radiator, UPVC double glazed window to the side elevation, door leading to the balcony.

### **Kitchen**

10' 1" x 8' 3" ( 3.07m x 2.51m )

The kitchen comprises of tiled flooring, ceiling spotlights, matching wall and base units with work top over, fitted oven with hob, fridge freezer, UPVC double glazed window to the side elevation.

### **Bedroom One**

14' 3" x 10' 7" ( 4.34m x 3.23m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation.

### **Bedroom Two**

11' 1" x 10' 3" ( 3.38m x 3.12m )

Bedroom two comprises carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation.

### **En-Suite**

The En-suite comprises of vinyl flooring, gas central heating radiator, ceiling light point, partially tiled walls, low level W/c, pedestal wash basin, fitted shower, UPVC double glazed window to the side elevation.

### **Bathroom**

The bathroom comprises of vinyl, flooring, part tiled walls, ceiling light point, low level W/c, pedestal wash basin, panelled bath,

### **Externally**

Externally the property benefits from communal gardens, allocated parking.



***view this property online*** [williamhbrown.co.uk/Property/HFX114734](http://williamhbrown.co.uk/Property/HFX114734)



welcome to

## Opus Point, Ravenscliffe Close, Skircoat Green Halifax

- SOLD WITH NO ONWARD CHAIN
- OFFERING SPACIOUS LIVING THROUGHOUT
- SKIRCOAT GREEN LOCATION
- ALLOCATED PARKING & COMMUNAL GARDENS
- SITUATED CLOSE TO CALDERDALE ROYAL HOSPITAL & MANOR HEATH PARK

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 960.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

fixed price



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX114734](https://williamhbrown.co.uk/Property/HFX114734)



Property Ref:  
HFX114734 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](https://williamhbrown.co.uk)