



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. Benefiting from communal gardens and allocated parking. Well presented apartment offering great living accommodation. Contact us now to book your viewing!



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. The lounge has also been recently decorated.

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.



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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 pack

offers over **£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114734 - 0008

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.

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