



20, Grange Park Skircoat Green, Halifax, HX3 0JS

Offers Around £220,000

- : Highly Desirable Residential Location
- : Attractive Views
- : 2 Bedrooms (one with walk in wardrobe)
- : Gardens
- : Realistically Priced
- : First Floor Apartment
- : Spacious Lounge with Dining Area
- : Garage
- : Easy Access to Halifax Savile Park & Skircoat Green
- : Viewing Essential



## Grange Park , Halifax HX3 0JS

Situated in one of Calderdale's premier residential locations, in the heart of Skircoat Green and Savile Park, lies this two bedroomed first floor apartment situated in this delightful garden setting. The apartment briefly comprises a hall, spacious lounge with dining area, fitted kitchen, two bedrooms, one with walk-in wardrobe and potential for en suite facilities, bathroom, garden, garage, uPVC double glazing and gas central heating. Although the property requires some cosmetic attention, it does enjoy a delightful garden view and provides excellent access to the local amenities of Skircoat Green and Savile Park and easy access to Halifax town centre and the M62 motorway network. An internal inspection is absolutely essential to fully appreciate this desirable apartment and an early appointment to view is strongly recommended.



Council Tax Band: E



### ENTRANCE VESTIBULE

Front entrance door. Stairs with fitted carpet leading to the

### HALL

With double doors opening to a large built-in cupboard with coat hanging facilities and useful storage. Fitted Carpet

From the Hall a glass panelled door opens into the

### LOUNGE

19'6" x 12'5"

This spacious Lounge has uPVC double glazed French doors opening onto a Juliet balcony enjoying an attractive garden and woodland view. Feature Adams style fireplace with marble inset and hearth with log effect living flame gas fire, cornice to ceiling, one double radiator, one telephone point and a fitted carpet.

From the Lounge through to the

### DINING AREA

8'5" x 7'4"

With uPVC double glazed windows to the side and rear elevations, one single radiator and a fitted carpet.

From the Dining Area a glass panelled door opens into the

### KITCHEN

11'0" x 8'5"

Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring hob with electric fan assisted oven beneath and plumbing for a washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, two uPVC double glazed windows to the side elevation enjoying attractive views, and one single radiator.

From the Hall a door opens to the

### BATHROOM

With white three piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and shower cubicle with shower unit. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, double doors to built-in cupboard housing the Baxi combination central heating boiler, one single radiator and a fitted carpet.

From the Hall a door opens to

### BEDROOM TWO

10'0" x 8'1"

With uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the Hall a door opens into

### BEDROOM ONE

10'10" x 12'9"

With a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

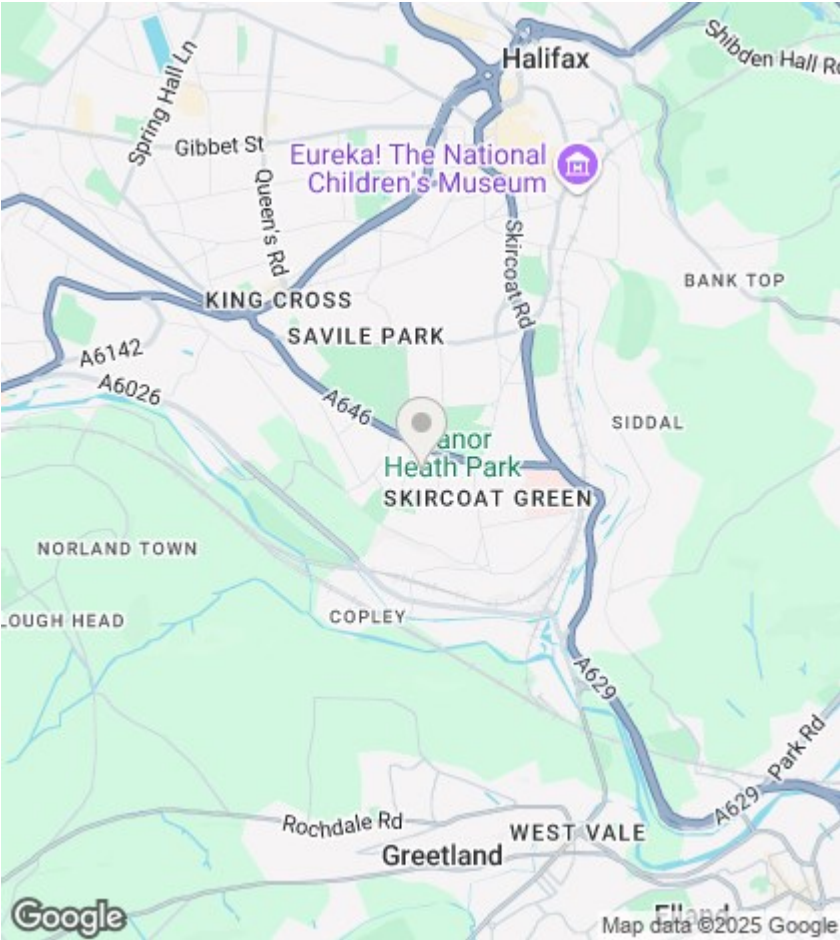
From the Bedroom a door opens to a walk-in wardrobe with hanging rails, fitted shelves, one single radiator and a fitted carpet. This was originally an en suite shower room and could be converted back if so required

### GENERAL

The property is leasehold on a 999 year lease, the residents purchased the freehold so there is no ground rent to pay. The service charge is presently 750 per annum. The property has the benefit of mains gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

### EXTERNAL

To the side of the property there is a path and garden. The garden has steps leading to a pebbled area with shrubs and a single garage with an up and over door. There are communal gardens for the residents to enjoy with woodland paths.



Directions

SAT NAV HX3 QJS

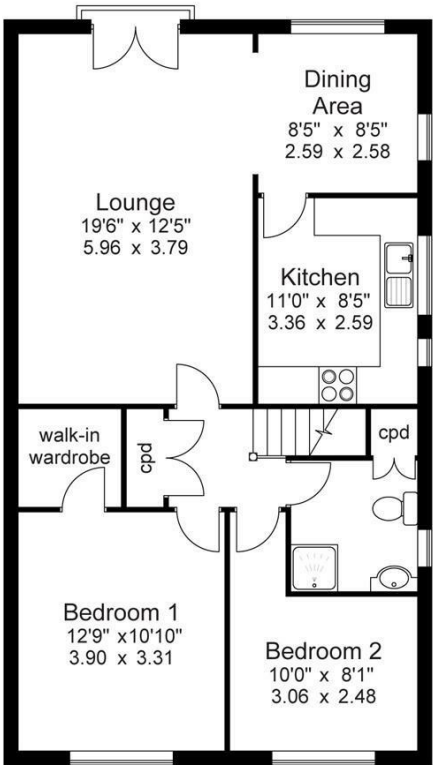
Viewings

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		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 812 Sq. Feet  
= 75.5 Sq. Metres



First Floor

For illustrative purposes only. Not to scale.