



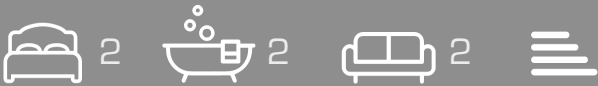
9 Grange Park, Skircoat Green, Halifax, HX3 0JS

Offers Over £260,000

- : Highly Desirable Residential Location
- : 2 Reception Rooms
- : Garage
- : Close to Local Amenities of Skircoat Green & Savile Park
- : Realistically Priced
- : Ground Floor Apartment
- : 2 Bedrooms 2 Bathrooms
- : Gardens
- : Easy Access to Halifax Town Centre
- : Viewing Essential

9 Grange Park, Halifax HX3 0JS

Situated in one of Calderdale's premier residential locations within the heart of the Skircoat Green and Savile Park area, lies this two bed roomed ground floor apartment providing attractive south facing accommodation. The property briefly comprises of an entrance hall, spacious lounge, dining room, kitchen, two bedrooms, master en suite, bathroom, garden, garage, uPVC double glazing and gas central heating. The property is situated within this highly desirable location providing excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre. Very rarely does the opportunity arise to purchase a ground floor apartment in this highly desirable location and as such an early appointment to view is essential to avoid disappointment.



Council Tax Band: E



ENTRANCE HALL

With cornice to ceiling, one single radiator, double doors opening to excellent storage cupboard with radiator and cupboard space above. Double doors to cupboard with fitted shelves providing further storage facilities, central heating thermostat and a fitted carpet.

From the Entrance Hall a door opens into the

KITCHEN

11'6" x 7'11"

Being fitted with a range of wall and base units incorporating matching work surfaces with a single drainer 1 1/2 bowl sink unit with mixer tap, electric cooker with extractor, integrated fridge, integrated freezer, integrated washing machine and space for a tumble dryer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the side elevation, one single radiator. Door to cupboard housing the Vaillant central heating boiler.

From the Kitchen a door opens into the

DINING ROOM

8'5" x 9'4"

With uPVC double glazed window to the front elevation enjoying attractive garden views, cornice to ceiling, one single radiator, one telephone point, and a fitted carpet.

From the Dining Room double doors open into the

SPACIOUS LOUNGE

20'9" x 12'4"

With uPVC double glazed patio doors opening onto the garden and enjoying an attractive open view. Feature fireplace with Adams style fireplace with marble inset and hearth and electric living flame fire, cornice to ceiling, one TV point, one telephone point, one double radiator and a fitted carpet. There is also access from the entrance hall into the lounge.

From the Hall a door opens into

BEDROOM ONE

10'11" x 13'8"

This double bedroom has uPVC double glazed windows to the rear elevation, cornice to ceiling, one single radiator, one telephone point, and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and shower cubicle with Mira Sport shower unit. The en suite is fully tiled including the floor and has one single radiator and an extractor fan.

From the Hall a door opens into

BEDROOM TWO

9'11" x 8'2"

With uPVC double glazed window to the rear elevation, fitted wardrobes to one wall with cupboard space, cornice to ceiling, one single radiator and a fitted carpet.

From the Hall a door opens into the

BATHROOM

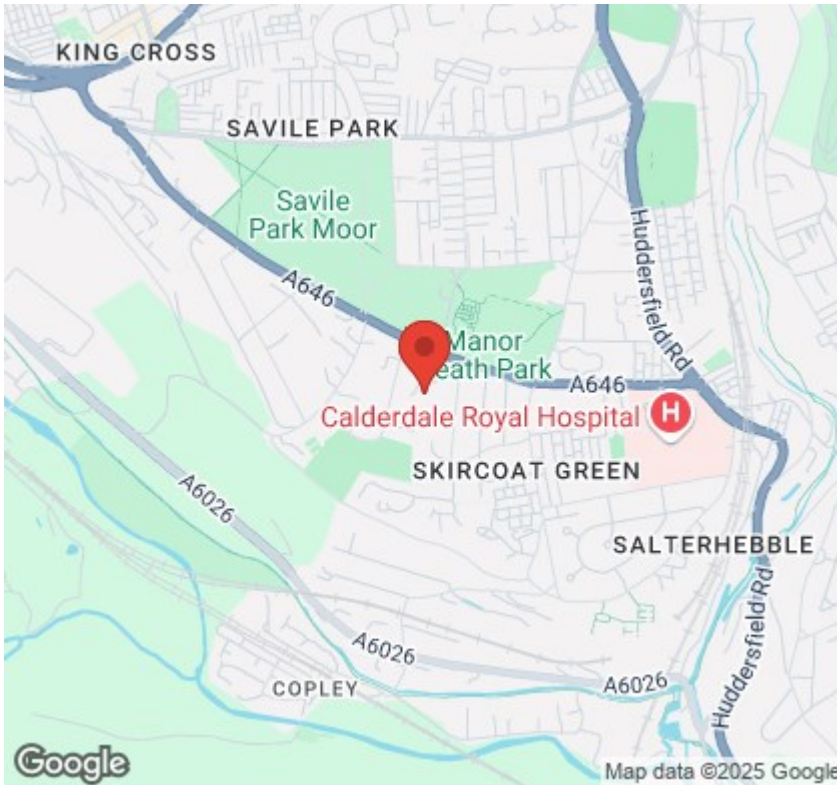
With white three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and panelled bath with pencil shower mixer tap. The bathroom is extensively tiled around the suite with complementing wallpaper to the remaining walls and a matching tiled floor. uPVC double glazed window to the side elevation, chrome heated towel rail/radiator.

GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing, gas central heating and access to high speed broadband. The property is Leashold on a 999 year Lease commencing 1.1.1986. The service charge is 700 per annum and there is no ground rent payable as the management company owns the Freehold. The property is in Council Tax Band E

EXTERNAL

To the rear of the property there is a blocked paved drive leading to a single semi detached garage with an up and over door, power, lighting, and parking in front. There is a path leading to the side of the property where there is a patio area with mature shrubs and plants. The garden continues to the front of the property where there are mature plants and shrubs and a south facing flagged patio area. There are further communal gardens which are maintained by the management committee which the residents have the freedom to use



Directions

HX3 0JS

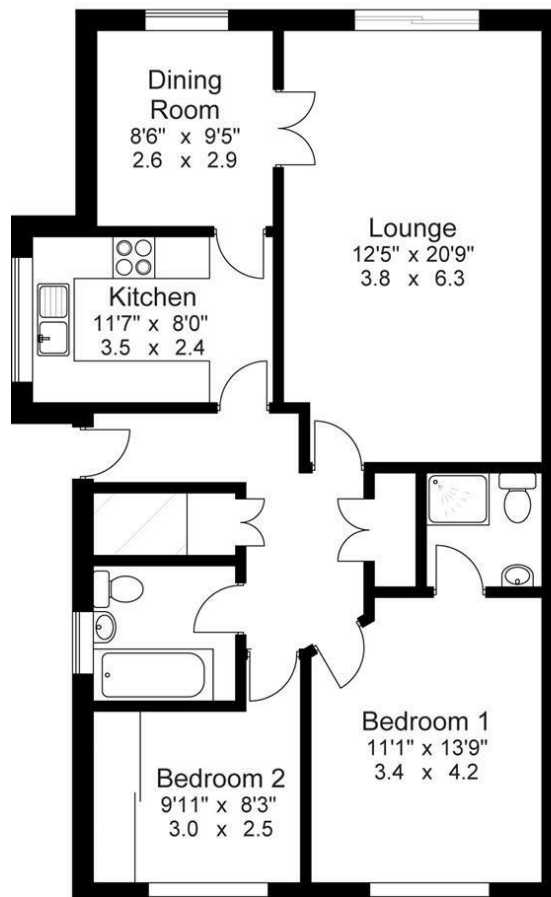
Viewings

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 = 899 Sq. Feet
= 83.6 Sq. Metres



For illustrative purposes only. Not to scale.