



## 17 Skircoat lodge, Ravenscliffe Close, Skircoat Green, HX3 ORW

Offers Over £230,000

- : Highly Desirable Location
- : 2 Bedrooms
- : Spacious Lounge with Covered Balcony
- : Communal Swimming Pool with Gym Equipment
- : Realistically Priced
- : Spacious Ground Floor Apartment
- : 2 Bathrooms
- : Easy Access to The Local Amenities In Skircoat Green
- : Garage With electric remote control door
- : Viewing Essential

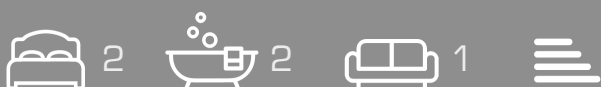
## 17 Skircoat lodge, Skircoat Green HX3 0RW

This ground floor two bedroomed apartment providing attractive and spacious living accommodation, is situated in one of Calderdale's premier residential locations within the heart of Skircoat Green.

An internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises of an entrance hall, spacious lounge, covered balcony, modern dining kitchen, modern bathroom, two bedrooms (master en suite), uPVC double glazing, gas central heating, communal gardens, communal swimming pool gym equipment and a single garage with electric door.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre and the M62 motorway network.

Very rarely does the opportunity arise to purchase a ground floor apartment in this sought-after location and as such an early appointment to view is strongly recommended.



Council Tax Band: C



### ENTRANCE HALL

The front entrance door opens into the entrance hall, which includes a video telephone entry system, one double radiator, laminate wood flooring and fitted carpet. Double doors open into a built-in cupboard providing excellent storage facilities.

From the entrance hall, a door opens into the

### LOUNGE

18'5" x 11'6"

A generously proportioned lounge with UPVC double glazed window to the front elevation, two double radiators, fitted carpet and one TV point. UPVC double glazed doors open onto a covered south-facing balcony, ideal for enjoying the sun and providing an attractive outdoor seating area.

From the entrance hall, a further door opens into the.

### DINING KITCHEN

15'11" x 9'10"

A spacious dining kitchen fully fitted with a modern range of wall and base units incorporating matching work surfaces and a single drainer sink unit with mixer tap. Appliances include a four-ring gas hob with stainless steel extractor canopy above, fitted electric oven and grill, integrated fridge freezer, integrated dishwasher and integrated washing machine. The kitchen is tiled around the work surface and complemented by neutral wall colour schemes. UPVC double glazed window to the front elevation, one double radiator and laminate wood flooring.

From the hall, a door opens into the

### WET ROOM

Fitted with a modern three-piece suite incorporating a disabled-access shower area, low flush W/C and pedestal wash basin. The wet room is extensively tiled with complementary colour schemes to the remaining walls, and includes an extractor fan and radiator.

From the hall, a door opens into

### BEDROOM ONE

14'5" max narrowing to 12'7" x 11'2" into wardrobe

A spacious double bedroom featuring built-in wardrobes to one wall with matching drawers and cupboards. UPVC double glazed window to the rear elevation, one double radiator and fitted carpet.

From Bedroom One, a door opens into the

### EN SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush W/C and shower cubicle with shower unit. The en suite is extensively tiled around the suite with complementary colour schemes to the remaining walls, and includes one double radiator and extractor fan.

From the hall, a door opens into.

### BEDROOM TWO

10'3" x 12'10" into wardrobes narrowing to 11'3"

A well-proportioned second bedroom with built-in wardrobes to one wall, UPVC double glazed window to the rear elevation, one double radiator and fitted carpet.

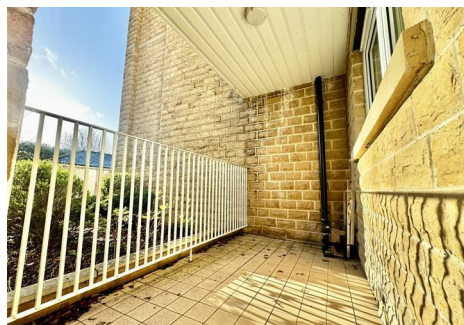
### GENERAL

The property is Leasehold on a 999-year Lease commencing 1999, it has a ground rent of 880 pa which is reviewed every 25 years and a service charge of 200 per month 2025. The estate is managed by a residents committee. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is in Council tax band C.

### EXTERNAL

There are communal gardens and a single garage with an electric up and over door with power and light, and further parking for visitors. There is a separate building housing a swimming pool, and gym equipment for the use of the residents.







## Directions

SAT NAV HX3 ORW

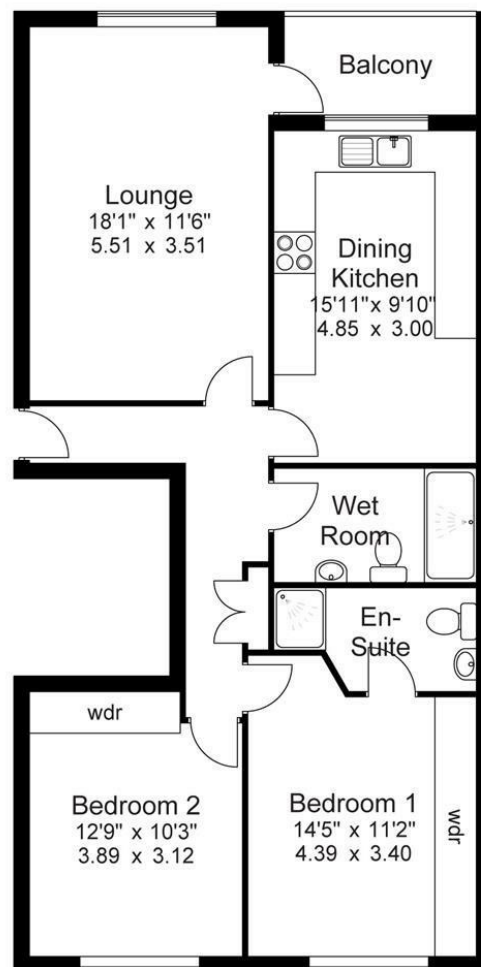
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 829 Sq. Feet  
= 77.1 Sq. Metres



For illustrative purposes only. Not to scale.