



## St Annes Flat, 348 Skircoat Green Road, Halifax, HX3 ORR

Per Month £750 Per Month

- : Highly Desirable Location
- : Open Plan Lounge & Modern Kitchen
- : Double Bedroom
- : Rent Includes Gas & Water
- : Bond 850
- : Attractive Accommodation
- : Downstairs Cloakroom
- : En Suite Bathroom
- : No Pets No Smokers
- : Viewing essential

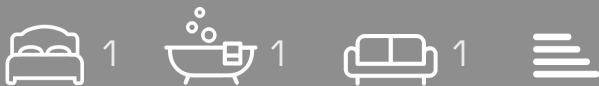


## 348 Skircoat Green Road, Halifax HX3 0RR

Situated within the heart of Skircoat Green, this attractive duplex apartment offers extremely well-presented, unfurnished accommodation available on either a short-term or long-term basis. Set in this highly desirable and much sought-after residential location, the property provides an ideal opportunity for the discerning tenant seeking quality living in a prime setting.

The apartment briefly comprises a terrace garden, an open plan modern fully fitted kitchen and lounge, a downstairs cloakroom, and a spacious double bedroom with en suite bathroom. Benefitting from UPVC double glazing and gas central heating, the property offers comfortable and energy-efficient accommodation throughout.

The location provides excellent access to the superb amenities of Skircoat Green, including parks, shops and cafes, whilst also being ideally placed for Halifax Town Centre and the M62 motorway network. Internal inspection is absolutely essential to fully appreciate the accommodation provided by this delightful property.



Council Tax Band: A



#### KITCHEN

9'6" x 9'10"

UPVC double glazed French doors open into the kitchen, which is fully fitted with a modern range of wall and base units incorporating matching work surfaces. Appliances include a stainless steel single drainer sink unit with mixer tap, four-ring halogen hob with fan-assisted electric oven beneath and extractor canopy above, integrated fridge, integrated freezer, integrated dishwasher and integrated washing machine. A breakfast bar is fitted, and inset spotlighting is set into the ceiling.

From the kitchen, access leads through directly into the

#### LOUNGE

11'8" x 10'6"

The lounge features large UPVC double glazed windows to the front elevation enjoying attractive open views. The room includes coved ceiling with inset spotlight fittings, one double radiator, fitted carpet and TV point.

From the lounge, a door leads into the

#### HALL

The inner hall includes fitted carpet, one double radiator and inset spotlight fittings.

From the inner hall, a door opens into the downstairs cloakroom, and another door leads into the vestibule with staircase to the first floor.

#### DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising pedestal wash basin and low flush WC. UPVC double glazed window to the front elevation, coved ceiling with inset spotlight fittings, and chrome heated towel rail/radiator.

From the hall door to stairs with fitted carpet and window to the rear elevation lead to the

#### DOUBLE BEDROOM

15'1" x 10'7"

A spacious double bedroom featuring three Velux-style skylight windows providing a light and airy aspect. Exposed beams to the ceiling add charm and character. The room includes one double radiator and fitted carpet.

From the bedroom, a door opens into the

#### EN SUITE BATHROOM

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with mixer shower tap. The bathroom is fully tiled, including the floor, and includes two Velux-style skylight windows, extractor fan and modern heated towel rail/radiator.

#### GENERAL

The property has the benefit of all mains services gas water and electric with the added benefit of gas central heating and uPVC double glazing throughout. The property is in Council Tax Band A. The rent will include gas and water with the tenant responsible for electric.

#### EXTERNAL

To the rear of the property is a terraced garden, providing a pleasant outdoor space ideal for relaxing or entertaining.



## Directions

SAT NAV HX3 ORR

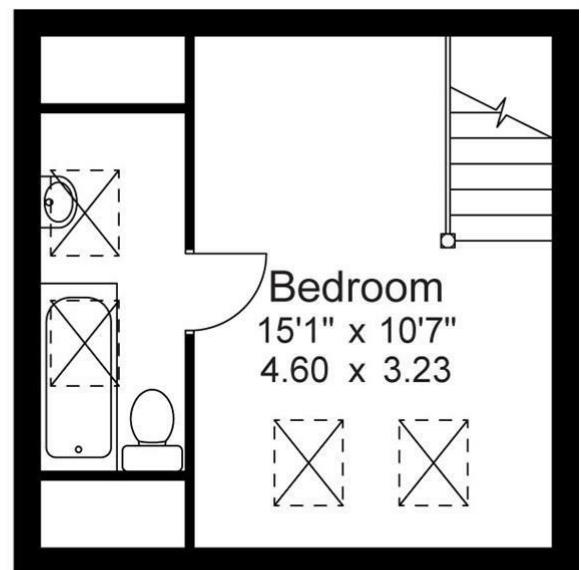
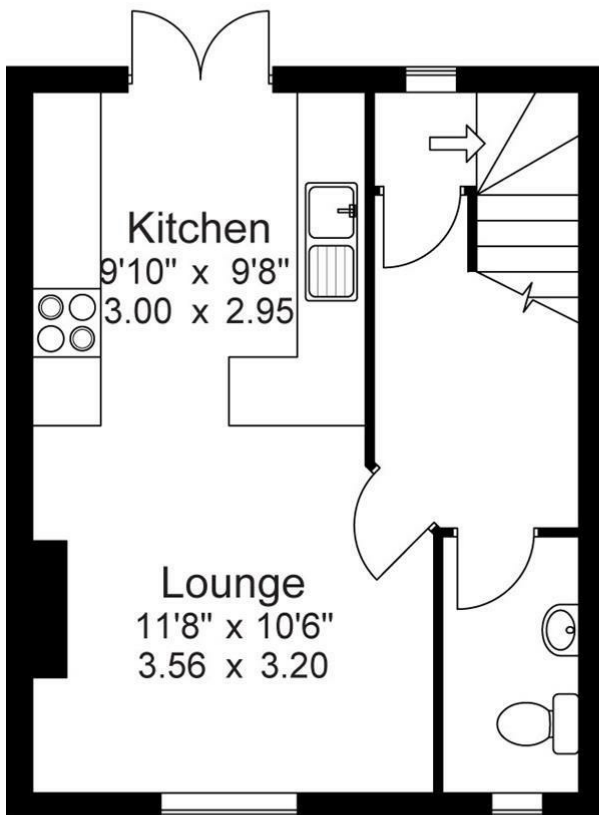
## Viewings

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 = 553 Sq. Feet  
= 51.4 Sq. Metres



For illustrative purposes only. Not to scale.