Property@Kemp&Co

Apt 9, Knightsbridge Court Skircoat Green, HX3 0DD

Offers Over £145,000

- Highly Desirable Residential Location
- Open Plan Lounge, Dining Area, and Modern Fitted Kitchen
- Modern Bathroom
- Easy Access to Halifax Town Centre, Local Amenities & Bus Routes
- Realistically Priced
- First Floor Apartment
- Double Bedroom With walk in Wardrobe
- Secure Parking Within a Gated Community
- Lift To All Floors
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

Apt 9, Knightsbridge Court Skircoat Green, HX3 0DD

Situated in one of Calderdale's premier residential locations lies this second floor, one-bedroom apartment providing attractive and well-presented living accommodation.

This delightful apartment briefly comprises an entrance hall, open plan lounge dining area and modern fully fitted kitchen, modern bathroom with three-piece suite, and a double bedroom with walk-in wardrobe. The property benefits from UPVC double glazing, electric heating, secure gated parking, and communal gardens.

The property is situated in this highly desirable and much sought-after residential location within the heart of Skircoat Green, providing 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.

An internal inspection is absolutely essential to fully appreciate the accommodation provided.

1 1 1

Council Tax Band: B

ENTRANCE HALL

Front entrance door opens into the entrance hall with electric storage heater and fitted carpet. Door to boiler cupboard housing the hot water tank and providing useful storage facilities.

From the entrance hall door to the

OPEN PLAN LOUNGE & DINING AREA

19'3" x 14'2" (narrowing to 10'5")

With UPVC double glazed French doors opening onto a Juliet balcony. Cornice to ceiling. Electric living flame fire on a matching hearth. Telephone point. Electric storage heater. Fitted carpet. Video intercom entry system.

Through to the

MODERN KITCHEN

8'4" x 9'9"

Fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. Four-ring halogen hob with stainless steel and glass canopy extractor above, fan-assisted electric oven and grill beneath. Integrated fridge, plumbing for automatic washing machine, integrated dishwasher, and breakfast bar. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls and a tiled floor. UPVC double glazed window to the side elevation and inset spotlight fittings to the ceiling.

From the entrance hall door to

BATHROOM

Modern white three-piece suite incorporating pedestal wash basin, low flush WC, and large walk-in shower cubicle with shower unit. The bathroom is fully tiled, including the floor, and benefits from an inset mirror, extractor fan, inset spotlight fittings, and chrome heated towel rail/radiator.

From the entrance hall door to the

DOUBLE BEDROOM

9'6" x 11'6"

Double bedroom with UPVC double glazed window to the side elevation, electric storage heater, and fitted carpet.

Door to:

WALK-IN WARDROBE

6'2" x 3'9"

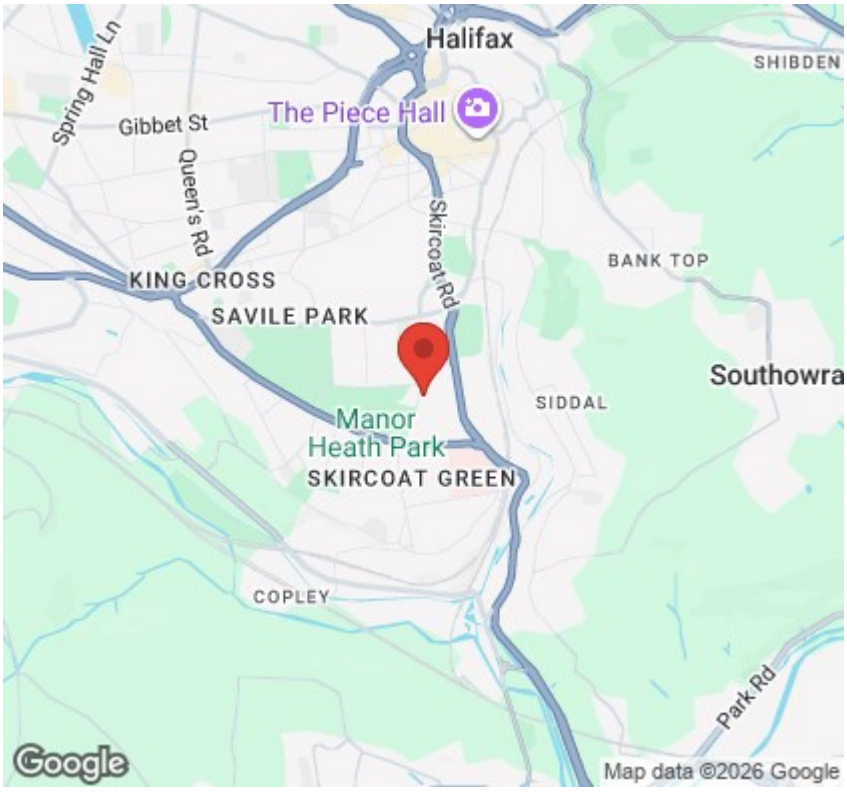
With hanging rails, shelving, and fitted carpet.

GENERAL

The property is leasehold on a 150 year lease commencing in 2003. There is no ground rent to pay and the service charge is to be confirmed. . The property benefits from mains water and electricity and is in Council Tax Band B

EXTERNAL DETAILS

The property benefits from parking within a secure gated community and well-maintained communal gardens. The property has a video entry system and a lift to all floors.



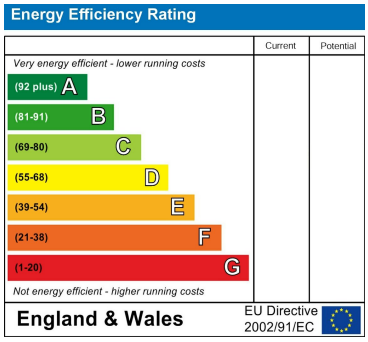
Directions

SAT NAV HX3 0DD

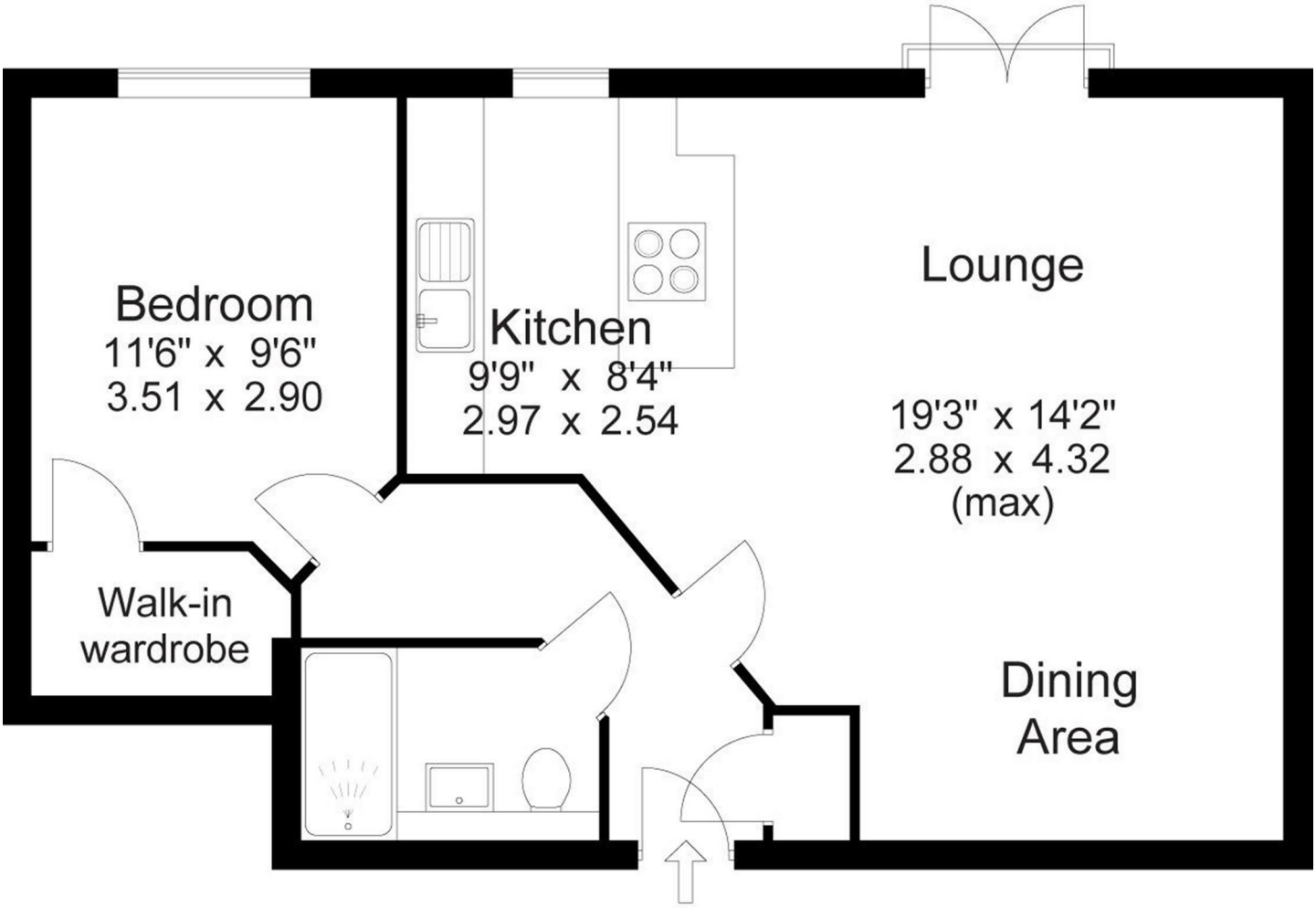
Viewings

Viewings by arrangement only.
Call 01422 349222 to make an

EPC Rating:



= 55.7 Sq. Metres



350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk