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Apt 8 Cottage Courtyard, Skircoat Green, Halifax, HX3 0DF

Offers Over £240,000

- Highly Desirable Residential Location
- Spacious Open Plan Lounge, Dining & Kitchen
- 2 Bathrooms
- Attractive Views
- Realistically Priced
- Attractive Modern 2nd Floor Apartment
- 2 Double Bedrooms, (one with balcony)
- Designated Parking Within A Secure Gated Community
- Architect Designed
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
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Situated in one of Calderdale's premier residential locations lies this two bedroom second floor apartment providing light and spacious modern living accommodation.

Just step inside this delightful apartment and you cannot fail to be impressed by the attractive accommodation provided, which briefly comprises an entrance hall, spacious lounge and dining area with open plan modern fully fitted kitchen, master bedroom with en suite, second bedroom with balcony, modern bathroom, designated parking, communal gardens, UPVC double glazing, and gas central heating. The property also benefits from lift and stair access to all floors.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including local shops, parks, outstanding schools and Calderdale royal hospital as well as easy access to Halifax town centre, and the Trans Pennine road & rail network linking Halifax with Manchester & Leeds

Very rarely does an opportunity arise to purchase an apartment in this select architect designed development and as such an internal inspection is absolutely essential to fully appreciate the accommodation provided.

2 2 1

Council Tax Band: C







ENTRANCE HALL
The front entrance door opens into the entrance hall with one single radiator, part tiled and part wood flooring, intercom entry telephone system, and a useful utility cupboard with plumbing for an automatic washing machine together with fitted shelving.

From the entrance hall a glass sliding door opens into

BEDROOM TWO
10'1" x 12'9" narrowing to 11'8"
The second bedroom is presently used as an office/study and has UPVC double glazed French doors opening onto a west-facing balcony. Additional features include one double radiator, TV point, and tiled flooring.

From the entrance hall door opens to

BEDROOM ONE
10'9" x 17'8" max narrowing to 14'3"
This spacious master bedroom has UPVC double glazed French doors opening onto a Juliet balcony enjoying attractive open views. Built-in furniture extends along one wall incorporating wardrobes, bedside drawers, and bridging units. The bedroom also has one double radiator and a fitted carpet.

From the bedroom door opens to

EN SUITE SHOWER ROOM
The en suite shower room is fitted with a modern white three-piece suite incorporating a hand wash basin with mixer tap, low flush WC, and shower cubicle with Mira shower unit. There is an extractor fan, chrome heated towel radiator, and tiled flooring.

From the entrance hall door to the

BATHROOM
The bathroom is fitted with a modern white three-piece suite incorporating a hand wash basin with mixer tap, low flush WC, and Jacuzzi-style bath with power jets and Mira shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls together with matching tiled flooring. There is also a chrome heated towel radiator and extractor fan.

From the entrance hall door opens to the

OPEN PLAN DINING KITCHEN AND LOUNGE

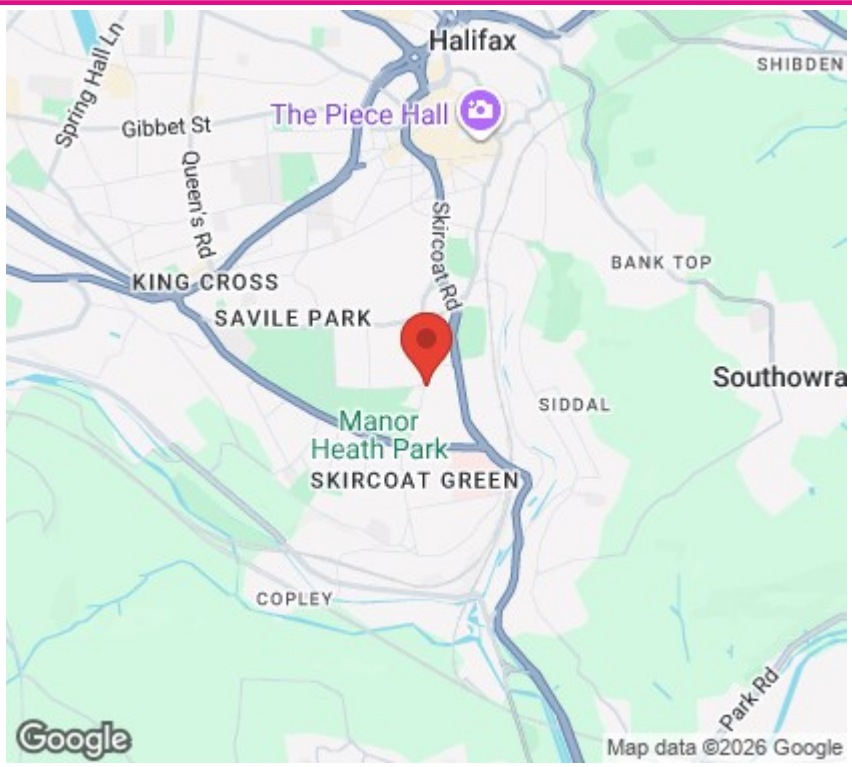
KITCHEN
10'8" x 7'2"
The modern kitchen is fitted with a range of wall and base units incorporating matching work surfaces with a single bowl single drainer sink unit and mixer tap. Integrated appliances include a four-ring induction hob with extractor canopy above, fan-assisted electric oven beneath, integrated fridge freezer, and integrated dishwasher. The kitchen has matching splashbacks, a UPVC double glazed window to the side elevation, tiled flooring, and also houses the Baxi central heating boiler.

From the kitchen through to the the

LOUNGE & DINING AREA
23'4" x 18'2"
The spacious open plan lounge dining area has windows to three elevations with UPVC double glazed French doors opening onto a Juliet balcony, providing this room with a light and spacious aspect whilst enjoying attractive open views. Additional features include two double radiators, wood flooring, and a TV point.

GENERAL
The property has the benefit of all main services including gas, water, and electric, together with UPVC double glazing and gas central heating. The property is leasehold on a 125 year lease commencing 2006 with a service charge of 2862.75 (2025. Awaiting 2026 figure) and a ground rent of 200. It is in Council Tax Band C.

EXTERNAL
The apartment is situated within a secure gated community with designated parking space and communal gardens.



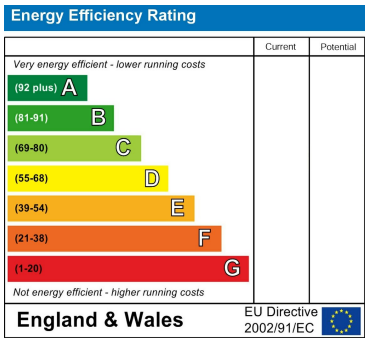
Directions

SAT NAV HX3 0DF

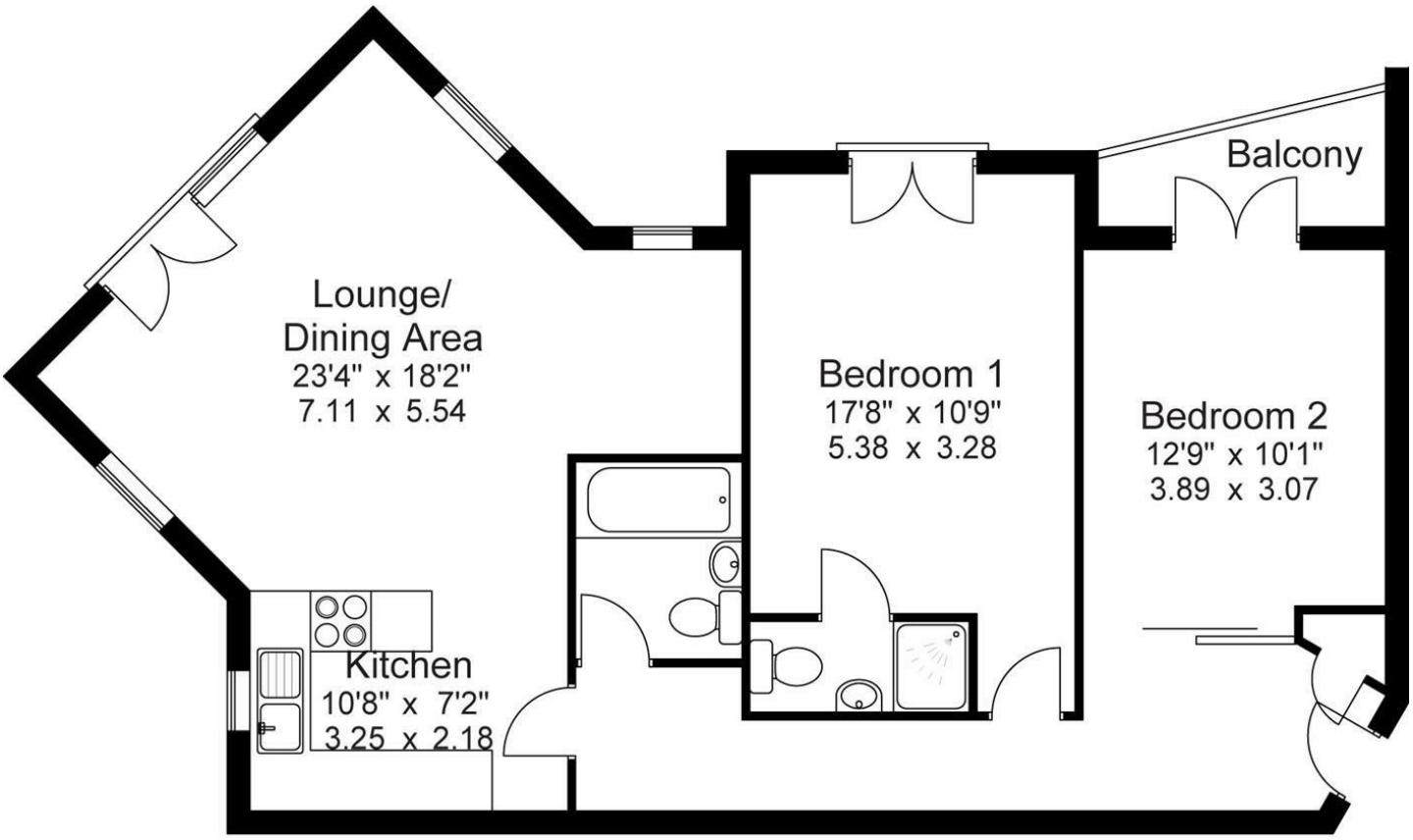
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:



Approx Gross Floor Area = 814 Sq. Feet
= 75.7 Sq. Metres



Second Floor

For illustrative purposes only. Not to scale.

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