



Apt 5, Skircoat Lodge Skircoat Green, Halifax, HX3 ORW

Offers Over £230,000

- : Highly Desirable Location
- : 2 Bedrooms
- : Spacious Lounge With Balcony
- : Lift To All Floors
- : Realistically Priced
- : Spacious & Attractive Accommodation
- : 2 Bathrooms
- : Modern Dining Kitchen
- : Swimming Pool
- : Viewing Essential

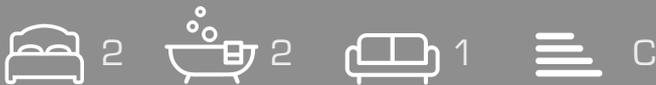
Skircoat Lodge , Halifax HX3 ORW

This second 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, fitted with a video telephone entry system, one double radiator and a fitted carpet. Double doors open to a store cupboard housing the central heating boiler and providing useful storage facilities. A further door opens into a large store cupboard providing excellent storage facilities and coat hanging space.

From the entrance hall door to the

LOUNGE

15'6" metres x 17'2" metres

With a uPVC double glazed window to the front elevation. The room features a fireplace incorporating an Adam style fire surround with marble inset and hearth, housing an electric living flame fire. Additional features include cornice to ceiling, two double radiators, one TV point and a fitted carpet. From the lounge, a UPVC double glazed door opens onto a south facing balcony with a tiled floor.

From the entrance hall door opens to the

DINING KITCHEN

14'10" metres x 10'9" metres

The kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces, with a stainless steel single drain one and a half bowl sink unit with mixer tap. Appliances include a four ring ceramic hob with extractor canopy above, fan assisted electric oven and grill, integrated fridge freezer, integrated dishwasher and an integrated washing machine. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls, and has a UPVC double glazed window to the front elevation and one double radiator.

From the entrance hall door opens to the

BATHROOM

The bathroom is fitted with a four piece suite in champagne shade incorporating pedestal wash basin, low flush W/C, bidet and panelled bath. The bathroom is fully tiled and has a UPVC double glazed window to the side elevation, extractor fan and one double radiator.

From the entrance hall door opens to

BEDROOM ONE

13'5" metres x 12'9" metres

With a UPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

A door opens into the fitted with a modern three piece suite incorporating pedestal wash basin, low flush W/C and fully tiled shower cubicle with Mira shower unit. The en-suite is fully tiled and has a UPVC double glazed window to the side elevation, extractor fan and one double radiator.

EN SUITE SHOWER ROOM

The en suite is fitted with a modern three piece suite incorporating pedestal wash basin, low flush W/C and fully tiled shower cubicle with Mira shower unit. The en-suite is fully tiled and has a UPVC double glazed window to the side elevation, extractor fan and one double radiator.

From the entrance hall door opens to

BEDROOM TWO

11'9" metres x 13'6" metres

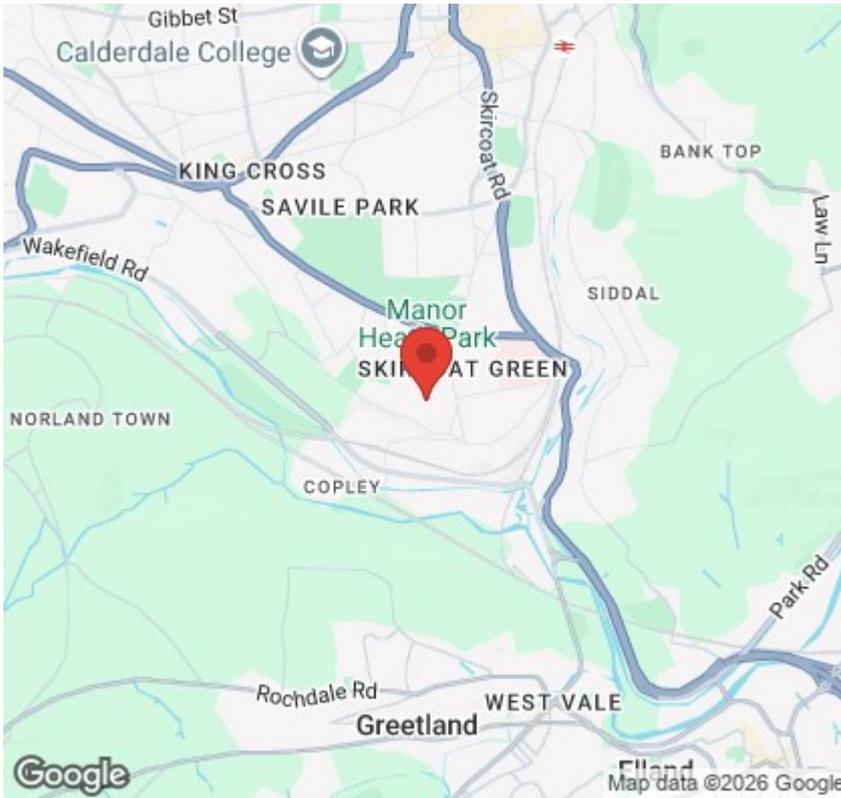
This second double bedroom has a UPVC double glazed window to the rear elevation, one TV point, one double radiator and a fitted carpet.

GENERAL

The property is leasehold, on a 999 year lease commencing 1999 with a service charge of 2400 per annum, and a ground rent of 888 per annum reviewed every 25 years. The property benefits from all main services including gas, water and electricity, together with UPVC double glazing and gas central heating.

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

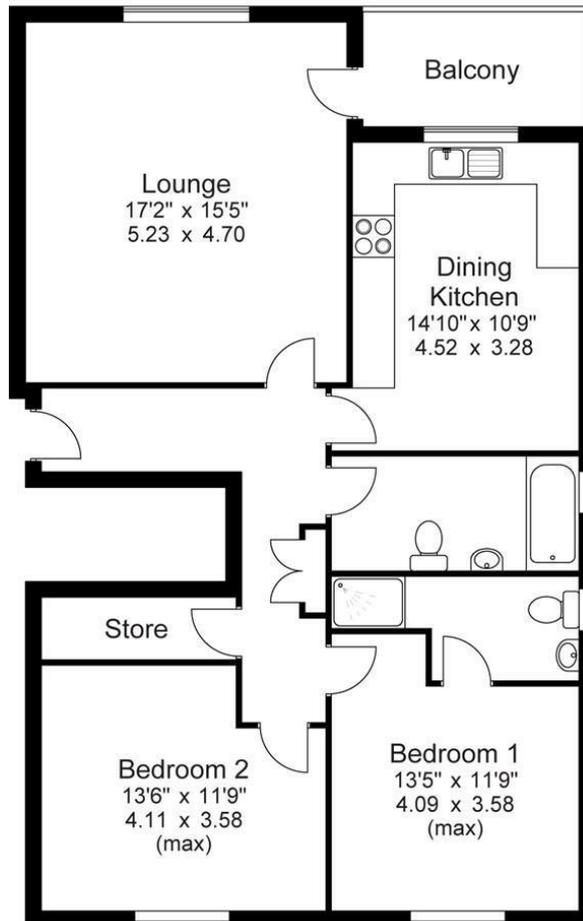
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 976 Sq. Feet
= 90.7 Sq. Metres



For illustrative purposes only. Not to scale.