



you

**Delph Brow, Skircoat Moor Road, Halifax, HX3 0GZ**

**welcome to**

**Delph Brow Skircoat Moor Road, Halifax**

A three bedroom apartment situated in a popular location, offering comfortable living accommodation and convenient access to local amenities, schools, and transport links. Ideal for first-time buyers or investors.



### **Entrance Hall**

The entrance hall comprises of laminate flooring, ceiling light point, wood door to the entrance.

### **Lounge**

17' 8" x 15' ( 5.38m x 4.57m )

The lounge comprises of laminate flooring, ceiling light points, gas central heating radiator, French door leading to Juliet balcony.

### **Kitchen**

9' 2" x 6' 5" ( 2.79m x 1.96m )

The kitchen comprises of laminate flooring, ceiling light point, matching wall and base units with work top over, integrated appliances, electric oven and hob, UPVC double glazed window to the rear elevation.

### **Bedroom One**

15' 1" x 14' 1" ( 4.60m x 4.29m )

Bedroom one comprises of carpet flooring, ceiling light point, velux windows, gas central heating radiator,

### **Bedroom Two**

11' 6" x 10' 6" ( 3.51m x 3.20m )

Bedroom two comprises of carpet flooring, ceiling spotlights, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

### **Bedroom Three**

7' 10" x 7' 2" ( 2.39m x 2.18m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

### **Bathroom**

The bathroom comprises of tiled flooring, ceiling spotlights, fitted vanity unit with wash basin, panelled bath, gas central heated towel rail.



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welcome to

## Delph Brow Skircoat Moor Road, Halifax

- THREE BEDROOM APARTMENT
- RECENTLY RENOVATED KITCHEN AND BATHROOM
- MARKETED AT £150,000
- GATED CAR PARK
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115490 - 0005

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