



## 6 SKIRCOAT LODGE SKIRCOAT GREEN, HALIFAX

This second floor two bedroomed apartment, priced to sell, 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 living room, covered balcony, modern dining kitchen, modern bathroom, two bedrooms (master en suite) store cupboard, uPVC double glazing, gas central heating, communal gardens, communal swimming pool, lifts to all floors, and a single garage. 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 an apartment in this sought-after location and an early appointment to view is strongly recommended.

Price Guide: 0/0 £225,000



With video intercom entry system and lift and stairs to all floors.

### ENTRANCE HALL

Video entry telephone system, fitted carpet, and double doors open to a built-in cupboard housing the combination boiler and providing useful storage facilities.

From the Entrance Hall a panelled door opens into the

### LOUNGE 5.24m x 4.57m



With uPVC double glazed window to the front elevation enjoying an attractive view. This spacious lounge has two double radiators, one TV point and a fitted carpet. A uPVC double glazed door opens onto a south-facing covered balcony.



From the Entrance Hall a door opens into the

### DINING KITCHEN 4.54m x 3.61m

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above, fan assisted electric double oven and

grill, integrated fridge freezer, integrated dishwasher and plumbing for an automatic washing machine.



This attractive and spacious modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation enjoying open views, and one double radiator.



From the Entrance Hall a panelled door opens into the

### BATHROOM





This spacious bathroom has a white three-piece suite comprising corner panelled bath, low flush W/C and a pedestal wash basin. The bathroom is extensively tiled with complementing colour scheme to the remaining walls, one double radiator and a fitted carpet. From the Entrance Hall a panelled door opens into

#### **BEDROOM ONE 4.11m x 3.89m**



With uPVC double glazed window to the rear elevation enjoying open views. This spacious double bedroom has fitted wardrobes to one wall with dressing table, drawers and matching bedside cabinets, one double radiator and a fitted carpet. From the bedroom a panelled door opens into a

#### **LARGE EN SUITE SHOWER ROOM**

With modern white three-piece suite with pedestal wash basin, low flush W/C and a fully tiled shower cubicle with Mira shower unit. The en suite is extensively tiled with complementing colour scheme to the remaining walls, one double radiator and a fitted carpet. From the Entrance Hall a panelled door opens into

#### **BEDROOM TWO 4.12m x 3.56m excluding wardrobes.**

This second double bedroom has fitted furniture to the length of one wall incorporating wardrobes and drawers, corner cabinet and bedside cabinets, uPVC double glazed window to the rear elevation, one double radiator and fitted carpet.

#### **GENERAL**

The property is Leasehold on a 999-year Lease commencing 1999, it has a ground rent of £400 pa which is reviewed every 25 years and a service charge of £200 per month 2023/2024. The estate is managed by a residents committee. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is in Council tax band C

#### **EXTERNAL**



There are communal gardens and a single garage with an up and over door with power and light, and further parking for visitors. There is a separate building housing a swimming pool, and a sauna for the use of the residents.



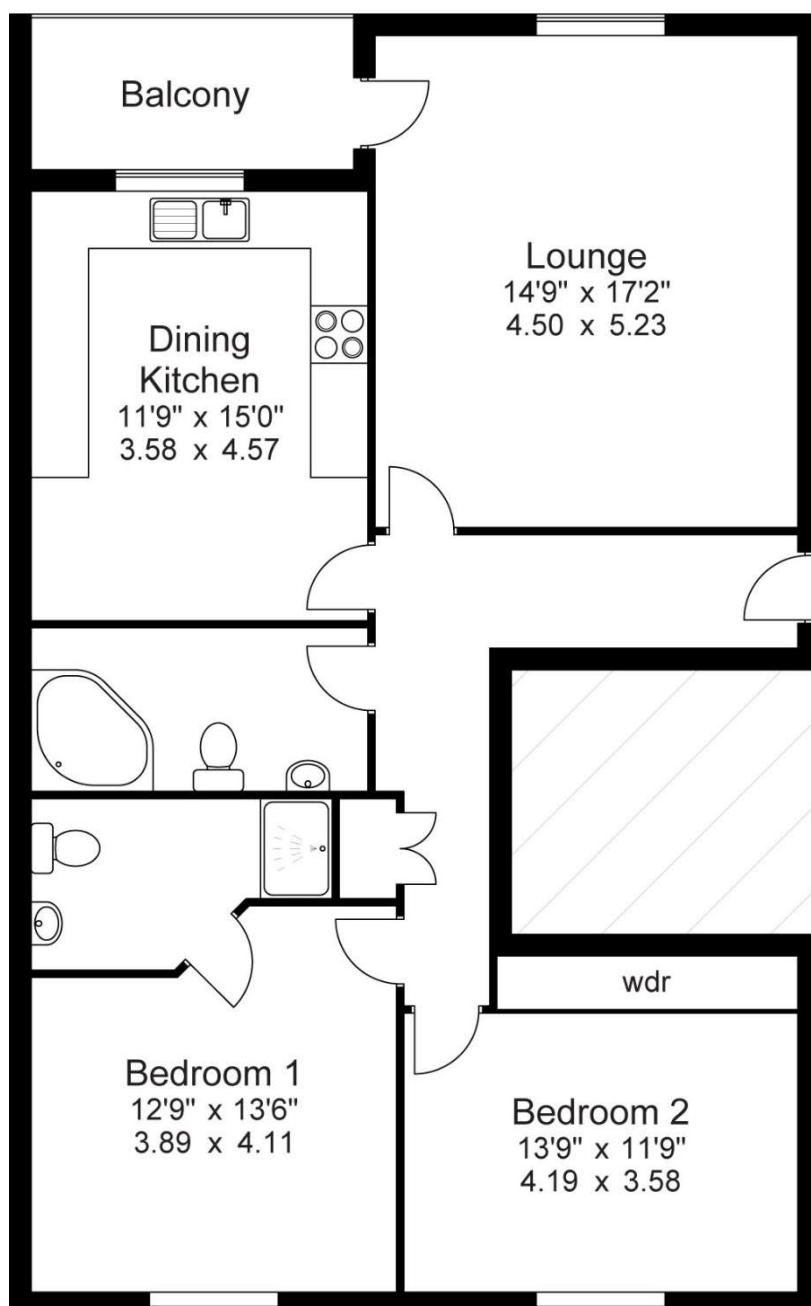
#### **TO VIEW**

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

#### **DIRECTIONS**

Sat Nav HX3 ORW

Approx Gross Floor Area = 994 Sq. Feet  
= 92.4 Sq. Metres



For illustrative purposes only. Not to scale.

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