



## 6 SKIRCOAT LODGE SKIRCOAT GREEN, HALIFAX

This second floor two bed roomed 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.



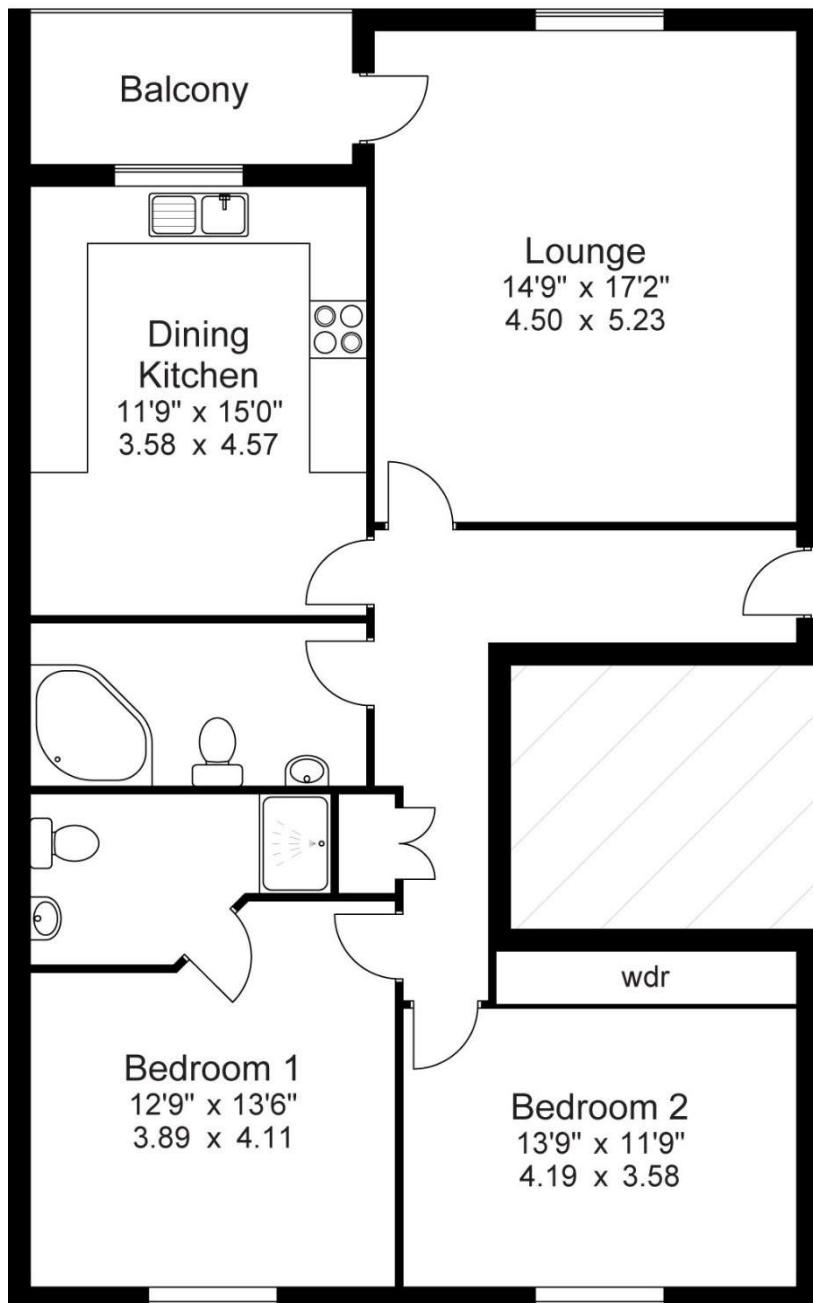
From the Entrance Hall a panelled door opens into the

#### BATHROOM





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



For illustrative purposes only. Not to scale.