



## 6 KITCHENMAN APARTMENTS CHARLOTTE CLOSE

Situated in this highly desirable and much sought after residential development lies this ground floor, one bed roomed apartment providing attractive and spacious accommodation. The property briefly comprises an entrance hall, spacious lounge and dining area, a modern fitted kitchen, double bedroom, modern bathroom, gardens to front and rear, designated parking outside the property with further parking available on site. The benefit of this property is that it has a private front entrance door and a flagged patio area to the rear. The property provides excellent access to the local amenities of Savile Park and Skircoat Green as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property has the benefit of double glazing and gas central heating and is being offered for sale at this realistic asking price in order to encourage a prompt sale.

Price Guide: 0/0 £110,000

The front entrance door opens into the

#### ENTRANCE HALL

With one single radiator, panelled door to cupboard providing useful storage facilities, door to second storage cupboard, and a fitted carpet. A panelled door opens into the

#### LOUNGE WITH DINING AREA 5.14m x 4.44m



With double glazed French doors opening onto the rear patio garden, double glazed window to the rear elevation providing a light and spacious aspect, one TV point, one double radiator, door to cupboard housing the Baxi combination boiler.

From the Lounge and Dining Area through to the

#### MODERN FITTED KITCHEN 2.44m x 2.18m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above and fan assisted electric oven and grill, plumbing for automatic dishwasher and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls.

From the Entrance Hall a door opens to the

#### BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower mixer tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, one single radiator.

From the Entrance Hall a panelled door opens into the

#### DOUBLE BEDROOM 3.77m into window x 3.24m



With floor to ceiling window to the front elevation with double glazed units, one TV point, one telephone point, one double radiator and a fitted carpet.

## GENERAL

The property is Leasehold on a 999year Lease commencing 2005 with a service charge of £82.73per calendar month and a ground rent of £150 per annum. It has the benefit of all mains services gas water and electric with the added benefit of gas central heating and double glazing.

## EXTERNAL



To the front of the property there is a small garden with flagged path leading to the front entrance door. To the rear of the property there is an enclosed flagged patio garden.

## TO VIEW

Please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

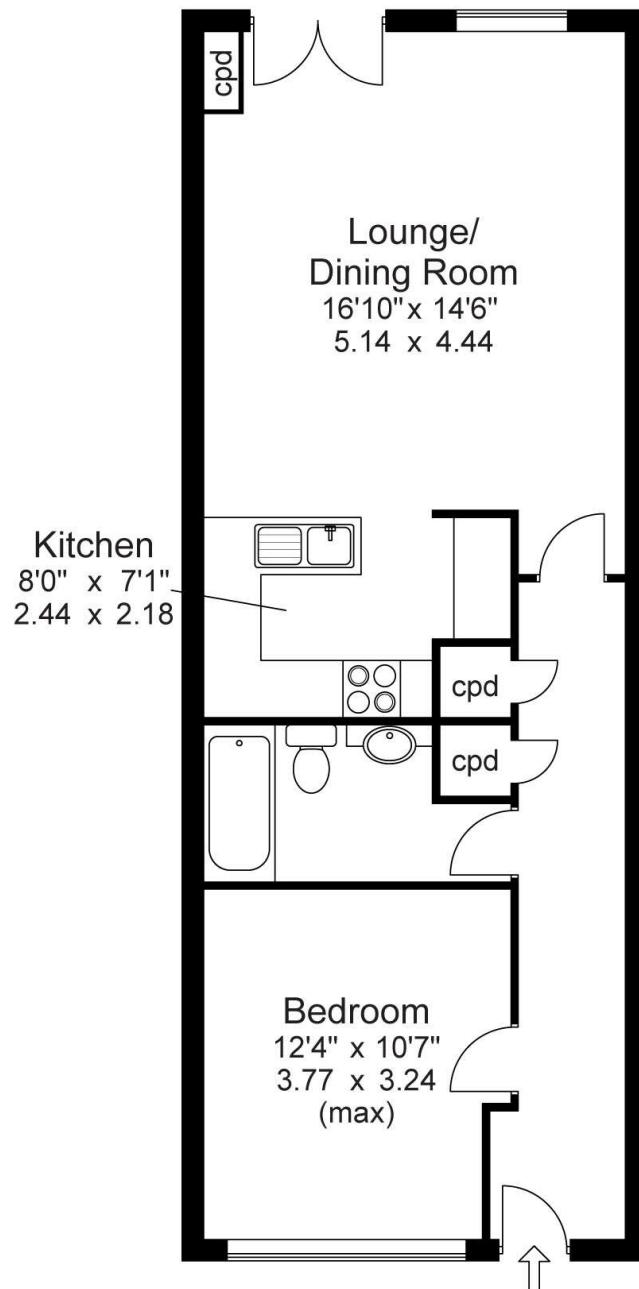
## DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road, through the traffic lights passed Manor Heath Park until reaching the traffic lights at the junction of Free School Lane. Turn left into Free School Lane and take the second turning right through the double gate into Emily Way. Follow the road around to the left through the arch and Kitchenman apartments are on the right-hand side.

## SAT NAV

HX1 2NT

Approx Gross Floor Area = 623 Sq. Feet  
= 57.87 Sq. Metres



For illustrative purposes only. Not to scale.