



10 GRANGE PARK SKIRCOAT GREEN, HALIFAX

Situated in one of Calderdale's premier residential locations lies this superb two bedrooomed first floor apartment providing spacious and attractive 2 bedrooomed accommodation. Just step inside this delightful apartment and you cannot fail to be impressed by the delightful accommodation provided which has a wealth of quality fixtures and fittings. The property briefly comprises a hall, spacious lounge with dining area, a modern fitted kitchen, two double bedrooms, master with en suite shower room, a modern bathroom, gardens, garage, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, as well as providing easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase an apartment in this sought-after location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £230,000

The glass panelled front entrance door opens into the

ENTRANCE VESTIBULE

With one double radiator. Stairs with fitted carpet lead to the

FIRST FLOOR HALL

With access to a fully insulated and partially boarded loft providing useful storage facilities. Double doors open to cupboard with coat hanging and storage facilities with shelf above, one double radiator and a fitted carpet.

From the Hall a panelled door opens into the

LOUNGE 6.55m x 3.76m



This spacious lounge has a uPVC double glazed window to the rear elevation enjoying an attractive garden view, feature marble fireplace incorporating coal effect living flame gas fire on a matching hearth, one TV point, one double radiator and a fitted carpet.

From the Lounge through to the

DINING AREA 2.87m x 2.57m



With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, cornice to ceiling, one double radiator and a fitted carpet.

From the Dining Area a panelled door opens into the

MODERN FULLY FITTED KITCHEN 3.54m x 2.55m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with 1 ½ bowl single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above, Bosch fan assisted electric oven and grill beneath, integrated dishwasher and integrated fridge/freezer. This attractive kitchen has matching splash backs and is tiled with complementing colour scheme to the remaining walls and a matching wood floor. The kitchen has a Breakfast bar, inset spotlight fittings to the ceiling, one double radiator and uPVC double glazed window to the side elevation.

From the Hall a panelled door opens into

BEDROOM ONE 4.16m x 3.32m



This main double bedroom has a uPVC double glazed window to the front elevation, to the length of one wall there are built-in wardrobes with inset dressing table and cupboard space above, cornice to ceiling, one double radiator and a fitted carpet.

From the Bedroom a panelled door opens to the

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and a corner shower cubi

cle with shower unit. The en suite is fully tiled including the floor and has inset spotlight fittings to the ceiling, an extractor fan and a chrome heated towel rail/radiator.

From the Hall a door opens to

BEDROOM TWO 3.03m x 2.80m max



This second double bedroom has a uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Hall a panelled door opens into the

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with overhead and handheld shower units. The bathroom is fully tiled including the floor has inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator, uPVC double glazed window to the side elevation, double doors opening to the boiler cupboard housing the combination boiler and providing useful storage facilities.

GENERAL

The property is Leasehold on a 999-year lease commencing 1987. The service charge is £900 per annum which can be paid either annually or 6 monthly. The residents own the Freehold equally so there

is no ground rent to pay. The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.



EXTERNAL

To the front of the property there is a block paved drive leading to a semi-detached garage with an up and over door. There is a path leading to the side of the property where there is a private lawned garden and patio area with mature shrubs and plants. There are further delightful communal gardens which are maintained by the management committee which the residents have the freedom to use.

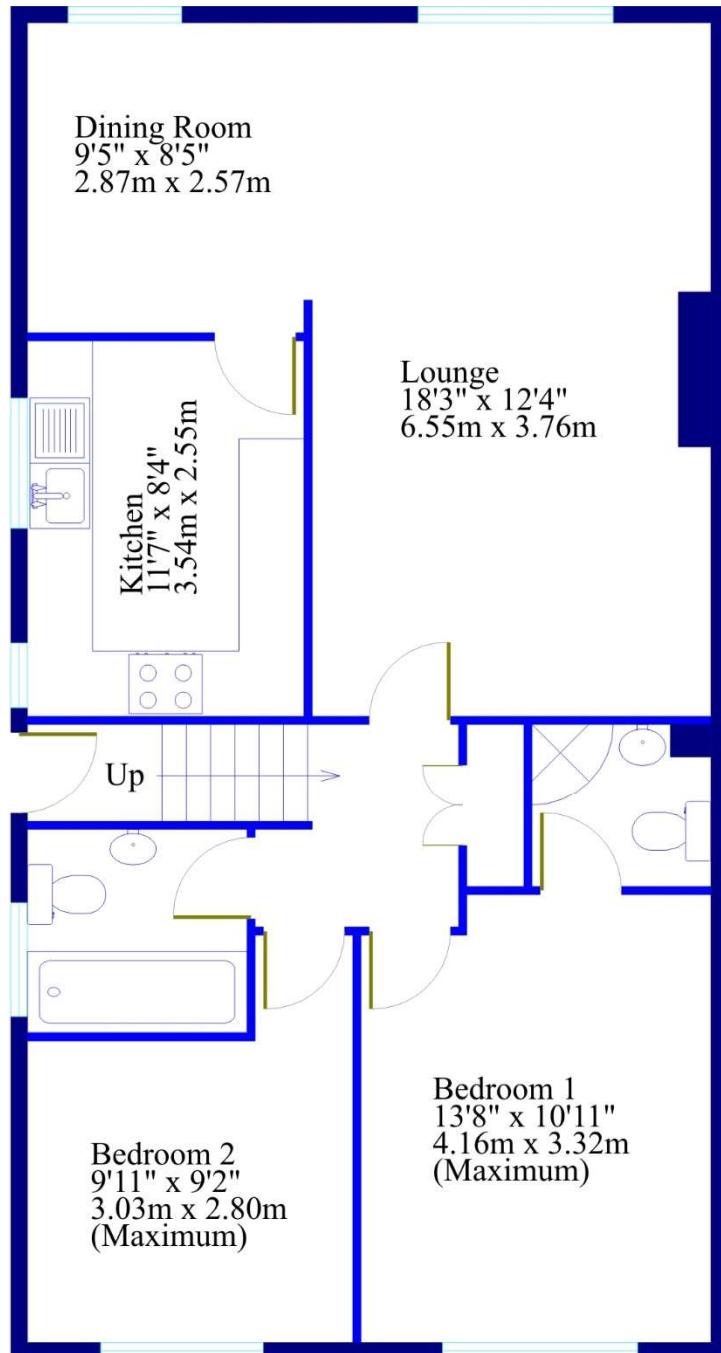


TO VIEW

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

DIRECTIONS

Sat Nav HX3 0JS



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd

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