



## APT 5, STAFFORD MANOR STAFFORD ROAD, SKIRCOAT GREEN

Situated in one of Calderdale's premier residential locations lies this superb penthouse apartment located within a converted period residence of 6 apartments providing extremely spacious and attractive 3 bed roomed accommodation. Just step inside this delightful penthouse apartment and you cannot fail to be impressed by the accommodation provided which has a wealth of quality fixtures and fittings yet retaining many period features. The property briefly comprises; Entrance Hall, Spacious Living Room, Office / Storeroom, Modern fully fitted Dining Kitchen, 3 Bedrooms 2 with en suite facilities, separate Downstairs Cloakroom, Communal Garden, locked storeroom and 2 designated Parking Spaces with private gate and access. This exclusive apartment provides excellent access to the local amenities provided by Skircoat Green and Savile Park, including shops, outstanding schools, hospital and easy access to the Trans Pennine Road and Rail Network linking the business centres of Manchester & Leeds. An internal inspection is absolutely essential to fully appreciate this superb penthouse apartment which is being offered for sale at this realistic asking price in order to encourage a prompt sale.

Price Guide: 0/0 £290.000





A communal front entrance door opens into the

#### **COMMUNAL ENTRANCE VESTIBULE**

With locked letterboxes for each apartment and steps leading to the

#### **COMMUNAL ENTRANCE HALL**

With ornate cornice to ceiling with matching plaster work. Stairs lead to a half landing and continue to a small landing with the front entrance door to apartment being on the right

The front entrance door opens into the

#### **ENTRANCE HALL**

With an oak laminate floor, intercom telephone entry system, and one radiator. From the Entrance Hall a door opens into a

#### **SPACIOUS OPEN PLAN LIVING ROOM 4.71m x 6.92m**

This delightful and spacious room has double glazed windows to the front and side elevations providing this room with its light and spacious aspect. Cornice to ceiling with inset spotlight fittings, two radiators, one cable TV point and a fitted carpet. Door to

#### **BOILER ROOM**

Housing the Viessman combination boiler and providing useful storage facilities.

From the Living Room there is a door through to

#### **STOREROOM/OFFICE 2.30m x 2m (8'7 x 7'7)**

With power and light, inset spotlight fittings to the ceiling, one radiator and a fitted carpet. Although presently used as a storeroom, this room would provide an excellent home office or study

From the Entrance Hall a door opens into the

#### **MODERN FULLY FITTED DINING KITCHEN 3.60m x 4.23m**

This superb kitchen is fitted with a range of modern dark grey wall and base units with marblework surfaces and matching splash backs, a centre island with a 1 ½ bowl sink unit with mixer tap, Bosch integrated dishwasher, and a breakfast bar. There is a Bosch four-ring induction hob with extractor above, and Bosch fan assisted electric oven and grill with Bosch integrated microwave, integrated fridge, integrated freezer and plumbing for automatic washing machine. This attractive kitchen has uPVC Double glazed double doors opening onto a Juliet balcony with a further double-glazed window enjoying attractive open views to the rear elevation. Inset spotlight fittings to the ceiling, one radiator and an oak laminate floor.

From the Entrance Hall a door opens to

#### **DOWNSTAIRS CLOAKROOM**

With modern white two-piece suite comprising hand wash basin in vanity unit with mixer tap and a low flush WC. The cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. There is a double-glazed window to the side elevation, inset spotlight fittings to the ceiling, extractor fan and chrome heated towel rail/radiator.

From the Entrance Hall a door opens into

#### **BEDROOM THREE 2.90m x 2.30m**

With double glazed windows to the front and side elevations, inset spotlight fittings to the ceiling, one telephone point, one radiator and a fitted carpet.

From the Entrance Hall stairs with fitted carpet lead to a

#### **HALF LANDING**

With a large uPVC double glazed picture window enjoying attractive open views, from the half landing a spindled staircase with fitted carpet leads to the



### LANDING

With one radiator and a fitted carpet. From the Landing a door opens into

### MASTER BEDROOM 4.61m max x 5.22m max

This delightful and spacious bedroom has uPVC double glazed windows to the length of the front elevation enjoying open panoramic views and providing this room with its light and spacious aspect. Inset spotlight fittings to the ceiling, one TV point, two radiators and a fitted carpet.

From the Bedroom a door opens into the

### EN SUITE SHOWER ROOM

Being fitted with a modern Asquith's white three-piece suite comprising hand wash basin with mixer tap, low flush WC in vanity unit and a large walk-in shower with overhead and hand held shower units. The en suite is fully tiled including the floor and has a feature arched double glazed window to the side elevation. Extractor fan, inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator.

From the Landing a door opens into

### BEDROOM TWO 4.71m x 4.31m

This second double bedroom has a uPVC double glazed window to the rear elevation enjoying attractive open views, inset spotlight fittings to the ceiling, one radiator and a fitted carpet. Door to under the eave's storage facilities, and one TV point.

From the Bedroom a door opens into the

### EN SUITE BATHROOM

With modern Asquith's white three-piece suite comprising hand wash basin, low flush WC and a panelled bath with overhead and handheld shower units. This attractive and spacious en suite is fully tiled including the floor and has a large arched double-glazed window to the side elevation. Inset spotlight fittings to the ceiling, extractor fan and a chrome heated towel rail/radiator.

### GENERAL

The property is Leasehold on a 999-year Lease commencing 1<sup>st</sup> July 2020. The Freehold is divided between all 6 apartments. There is no ground rent and the monthly service charge of £147.10 is payable to the management company. The property has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating and double glazing. The window blinds and carpets throughout the property are included in the sale. The property has recently been renovated and all fixtures, fittings, and appliances are, at the time of preparing this brochure, only 6 months old.

### COUNCIL TAX

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### EXTERNAL

To the front of the property there is an electric security gate with control panel which opens to a parking area where there are designated parking spaces for visitors. Apartment 5 has access to its own private parking area through its own double gates where there are two designated parking spaces. To the rear of the property there is a communal lawned garden and a tarmac area with shrub border. There is a detached store garage where each resident has access to a locked storeroom which is excellent for storing Bikes etc

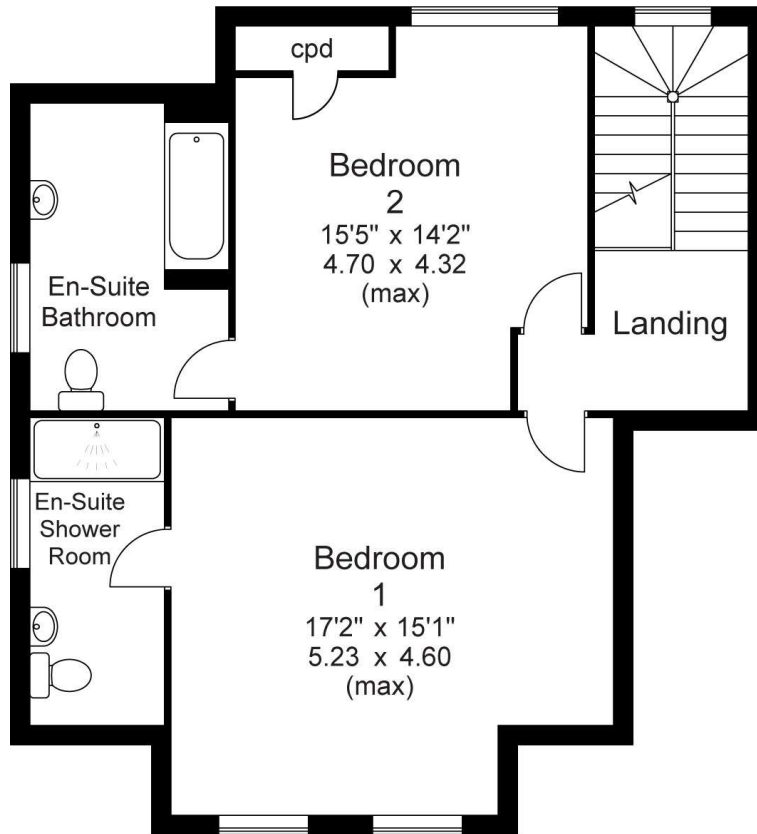
### TO VIEW

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

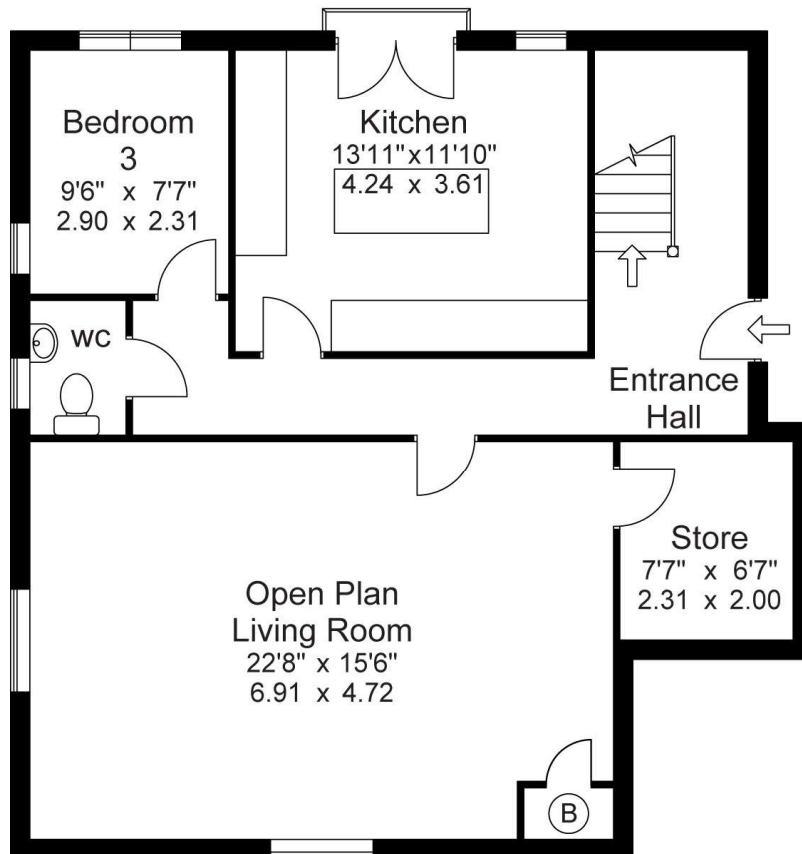
### DIRECTIONS

Sat Nav HX3 ONR

Approx Gross Floor Area = 1553 Sq. Feet  
= 143.96 Sq. Metres



Upper Floor



Lower Floor

For illustrative purposes only. Not to scale.

