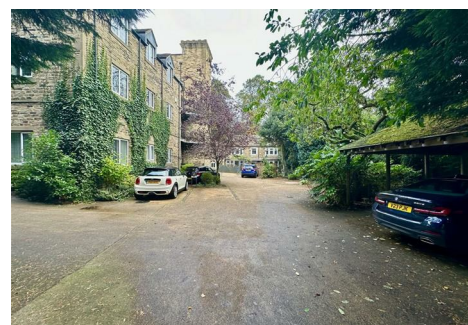




10 The Cottage Courtyard, Skircoat Green, Halifax, HX3 Offers In The Region Of £350,000

- Architect Designed Penthouse Apartment
- Roof Terrace Garden With Panoramic Views
- Spacious Open Plan Sitting & Dining Room
- 2 Designated Covered Parking Spaces
- Lift To All Floors
- Highly Desirable Residential Location
- 2 Bedrooms both En Suite
- Modern Kitchen With Utility Area
- Easy Access To Halifax Town centre, Skircoat Green & M62
- Viewing Essential

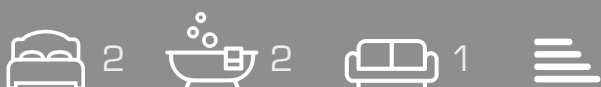
10 The Cottage Courtyard, Halifax HX3 0DF

Welcome to this charming property located on Stafford Avenue in the highly desirable area of Skircoat Green. This delightful apartment is perfect for those seeking a blend of tranquillity and convenience.

Step inside this lovely home and you'll be greeted by a warm and inviting atmosphere. The interior boasts a perfect balance of modern amenities and traditional charm, creating a cosy and comfortable living space. With ample natural light streaming in through the windows, this delightful penthouse apartment feels bright and airy throughout.

The property features a spacious living room, ideal for relaxing with family or entertaining guests. A well-appointed modern kitchen, and well-proportioned bedrooms that offer a peaceful retreat at the end of the day both with ensuite bathrooms.

Outside, the property boasts a lovely roof terrace where you can enjoy the delightful views over Savile Park and Skircoat Green and has the benefit of 2 designated covered parking spaces. Located in Halifax, you'll have easy access to a range of amenities including shops, restaurants, schools, and parks. Whether you're looking to enjoy a leisurely stroll in the park or explore the local shops in Skircoat Green & Halifax this property offers the best of both worlds.



Council Tax Band: C



ENTRANCE HALL

From the Communal Entrance Hall there is a lift to the third floor where there is a landing with Velux skylight window and a front door to the apartment's entrance hall with sliding mirrored doors opening to excellent storage facilities, one double radiator and a tiled floor. From the Entrance Hall a door opens into the

MASTER BEDROOM

13'3" x 10'2"

This double bedroom has fitted bedroom furniture comprising drawers, bedside cabinets and wardrobes. Two Velux double glazed skylight windows, inset spotlight fittings to the ceiling, one double radiator and wall mounted TV fittings.

From the Bedroom there is a

DRESSING AREA

With sliding mirrored doors opening to excellent wardrobe facilities and a fitted carpet. From the Dressing Area a door opens to the

EN SUITE BATHROOM

With five piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, bidet, panelled bath with mixer tap and fully tiled walk-in shower cubicle with Mira shower unit. The en suite bathroom is fully tiled and has two Velux double glazed skylight windows enjoying attractive panoramic views, one single radiator and a fitted carpet.

From the hall glass sliding doors open to

BEDROOM TWO

10'2" x 11'11"

This guest bedroom is presently used as a sitting room, has two Velux double glazed skylight windows, built-in cupboards to one wall, wall mounted TV fittings and a tiled floor. From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With three piece suite comprising hand wash basin with mixer tap, low flush WC and fully tiled walk-in shower cubicle with Mira shower. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. There is an extractor fan, a heated towel rail and shaver point.

INNER HALL

With inset spotlight fittings to the ceiling, one single radiator and a wood floor, intercom telephone entry system, door to cupboard with fitted shelves providing useful storage facilities.

From the Inner Hall, which can be used as a Dining Area, a door opens into the

MODERN FULLY FITTED KITCHEN

11'6" x 6'10"

This delightful kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, Siemens electric hob, NEFF electric oven. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, Velux double glazed skylight window, inset spotlight fittings to the ceiling, one single radiator and a wood floor.

From the Kitchen through to the

UTILITY AREA 1.04m x 2.62m

3'4" x 8'7"

With fitted units with matching work surfaces, integrated fridge freezer and plumbing for washing machine, Velux double glazed skylight window, inset spotlight fittings to the ceiling.

From the Inner Hall a door opens into the

LOUNGE AND DINING ROOM

20'8" x 16'6"

This spacious room has two Velux double glazed windows, two circular double glazed windows to the side elevation and a bay window providing this superb room with its light and spacious aspect. There is a wall mounted living flame electric fire, two double radiators, one with cover, solid wood floor, one telephone point and inset spotlight fittings. There are uPVC double glazed French doors opening onto a large south and west facing roof terrace with artificial turf and enjoys attractive open views.

GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of double glazing and gas central heating. The property is Leasehold on a 125 year lease at a ground rent of £200 and with a service charge of £2964.93. The ground rent is reviewed every 25 years. The property is in council tax band C.

EXTERNAL

The apartment has a south and west facing roof terrace., which is accessed from the Lounge. It also has a designated covered parking area for two cars, a garden shed and enjoys communal gardens within a secured gated community.

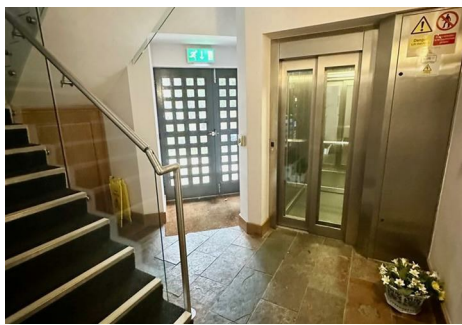
TO VIEW

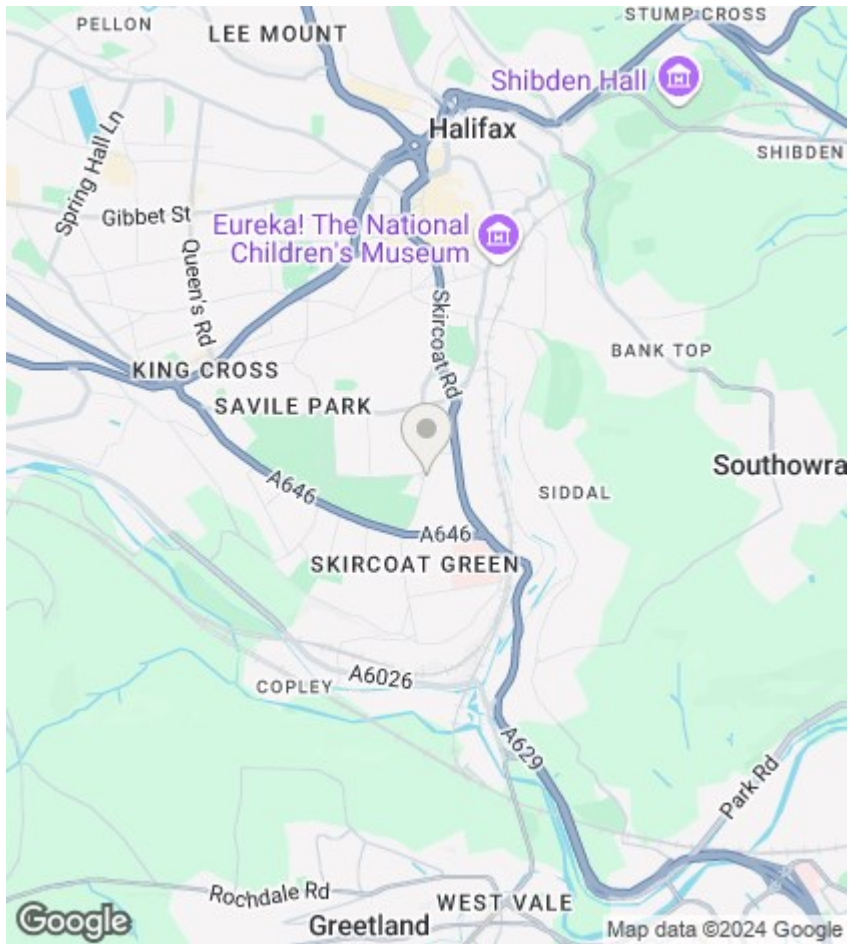
Please telephone Property@kemp&Co on 01422 349222

DIRECTIONS

SAT NAV HX3 0DF







Directions

SAT NAV HX3 ODF

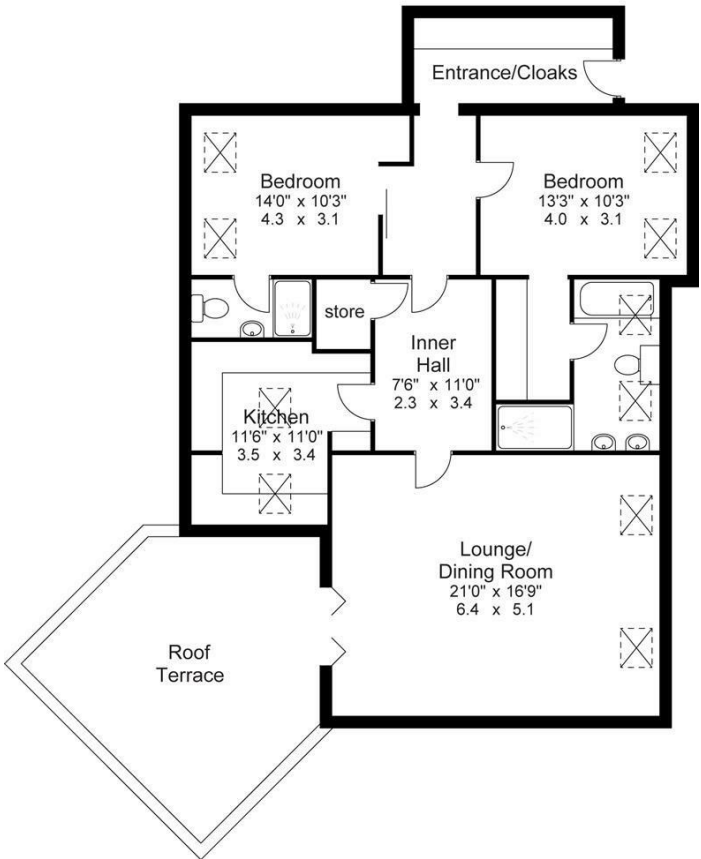
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 1132 Sq. Feet
= 105.2 Sq. Metres



For illustrative purposes only. Not to scale.