Property@Kemp&Co









18 Delph Brow Skircoat Moor Road, Halifax, HX3 0GZ

Offers Around £140,000

- Highly Desirable Location
- 2 Bedrooms with all furniture included
- Fully decorated and new carpets
- Open Views
- Easy Access to The Local Amenities of Savile Park Skircoat Green & King Cross
- Attractive Duplex Penthouse Apartment
- Spacious Lounge & Dining Kitchen
- Desiognated Parking Within a Secure Gated Community
- Easy Access to Halifax Town Centre
- Realistically Priced & Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

18 Delph Brow Skircoat Moor Road, Halifax HX3 0GZ

Situated in one of Calderdale's premier residential locations in Savile Park, lies this penthouse duplex apartment providing attractive two bedroom accommodation.

This attractive duplex apartment briefly comprises of entrance hall, spacious lounge, two bedrooms, dining kitchen, UPVC double glazing and gas central heating. The property also benefits from designated gated parking.

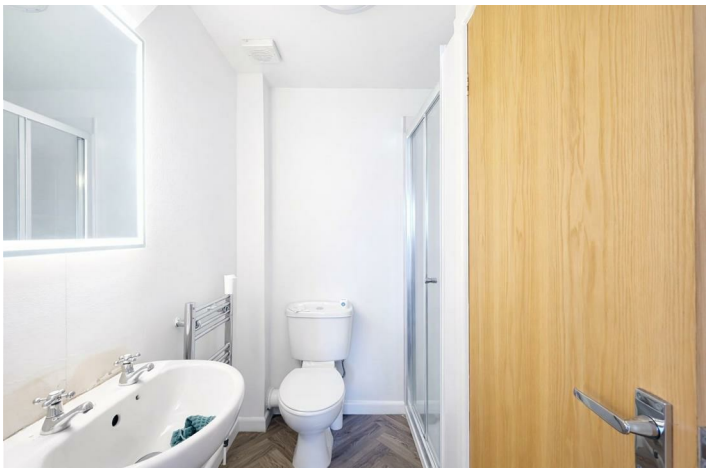
The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to Halifax Town Centre and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

The property is offered for sale at this realistic asking price and an early inspection to view is strongly recommended.

2 1 2 C

Council Tax Band: C







ENTRANCE HALL
Front entrance door opens into the entrance hall with UPVC double glazed window to the front elevation. Fitted carpet and intercom entry system.

From the entrance hall door to the

LOUNGE
15'1" by 17'10"
UPVC double glazed French doors open onto a Juliet balcony enjoying attractive open views. There is a further UPVC double glazed window to the side elevation providing this room with its light and spacious aspect. One TV point, one double radiator, one single radiator, and fitted carpet. There is also a cupboard providing useful storage facilities and housing the central heating boiler.

From the lounge door to

BEDROOM ONE
10'11" x 11'1"
UPVC double glazed mullion window to the rear elevation. Built-in wardrobes to one wall, one single radiator, inset spotlight fittings, and fitted carpet.

From the lounge door opens to

BEDROOM TWO
9'1" x 7'3"
UPVC double glazed window to the rear elevation. Inset spotlight fittings to the ceiling, one single radiator, and fitted carpet.

From the Lounge door to the

BATHROOM
The bathroom which is fitted with a modern white three piece suite incorporating pedestal wash basin, low flush WC, and shower cubicle with shower unit. There is a door opening into a cupboard with fitted shelves providing useful storage facilities and plumbing for an automatic washing machine, chrome heated towel rail, radiator, and extractor fan.

From the lounge an open staircase leads to the

DINING KITCHEN
14'0" metres x 15'1" metres extending to 18'8" met
The kitchen area is fitted with a range of base units incorporating matching work surfaces, a single drainer single bowl sink unit with mixer tap, gas hob with electric oven beneath and an integrated dishwasher. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls, laminate wood flooring, and Velux double glazed skylight window.

The dining area benefits from a Velux double glazed skylight window, one single radiator, and laminate wood flooring. This mezzanine floor overlooks the lounge and also provides access to under-eaves storage.

GENERAL
The property is leasehold on a 999 year lease commencing December 2002 with a ground rent of 5 per annum and a service charge of 1000 per annum The p[roperty has the benefit of all mains services gas, water, and electric with the added benefit of uPVC double glazing and gas central heating. The property is in Council tax Band C

EXTERNAL
There is designated parking within a secure gated area with further parking for visitors, together with a small communal garden.



Directions

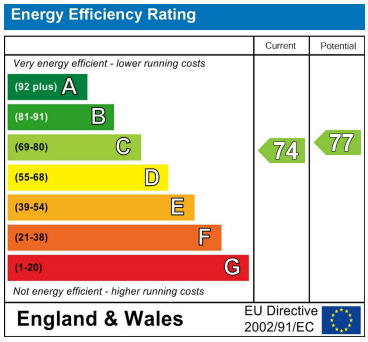
SAT NAV HX3 0GZ

Viewings

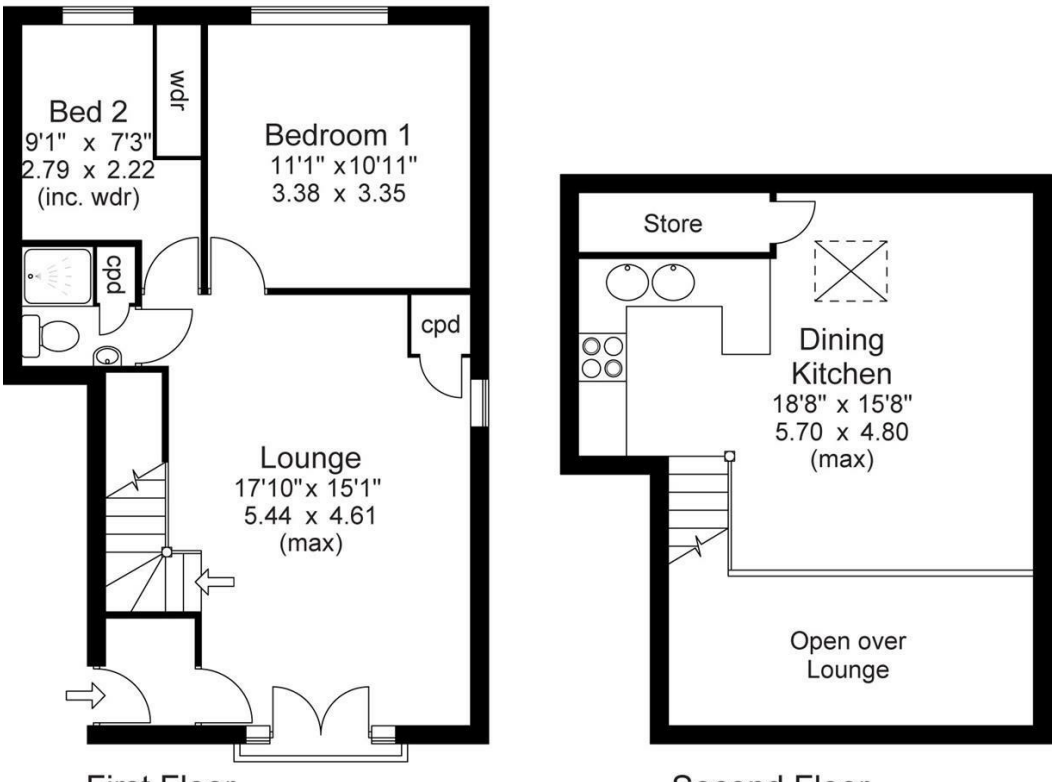
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C



Approx Gross Floor Area = 777 Sq. Feet
= 722.2 Sq. Metres



For illustrative purposes only. Not to scale.

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk