

11 Delph Brow, Skircoat Moor Road, Savile Park, HX3 0GZ

Offers Around £160,000

- : Desirable Residential Location
- : 3 Bedrooms
- : Secure Gated Community
- : Modern Kitchen & Bathroom
- : Realistically Priced
- : Superb Panoramic Views
- : Open Plan Lounge, Dining & Kitchen
- : Easy Access To Halifax Town Centre
- : Easy Access To Savile Park & Skircoat Green
- : Viewing Strongly Recommended

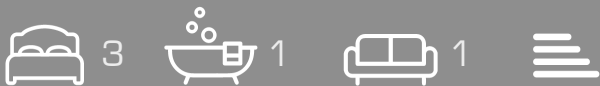
11 Delph Brow, Savile Park HX3 0GZ

Situated in one of Calderdales' premier residential locations on the outskirts of Savile Park, lies this three bedroomed penthouse apartment enjoying breath-taking panoramic views to the rear.

Just step inside this delightful apartment, and you cannot help but be impressed by the stunning views it provides and the modern living accommodation, which briefly comprises of an entrance hall, open plan lounge, dining, with modern kitchen area, two bedrooms with interlocking double doors, bathroom and then stairs leads into a mezzanine floor with the main bedroom, uPVC double glazing and central heating.

The property provides excellent access to the local amenities of Savile Park, Skircoat Green and King Cross, 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.

An internal inspection is absolutely essential to fully appreciate the accommodation provided



Council Tax Band B



ENTRANCE HALL

with a video intercom entry system

From the entrance hall, door opens into an

OPEN PLAN LOUNGE DINING AREA & KITCHEN

21'7" x 17'8"

DINING AREA

With one single radiator, and a laminate wood floor

From the dining area through to the

LOUNGE

With UPVC double glazed French doors opening onto a Juliet balcony, with full length UPVC double glazed windows to either side, taking full advantage of the superb panoramic views this property provides, laminate wood floor, one double radiator, one TV point.

From the dining area through to the

MODERN FITTED KITCHEN

Being fully fitted with a range of modern white wall base units incorporating matching work surfaces with a single drainer and sink unit with mixer tap, four ring induction hob with extractor in pull out canopy above fan assisted electric oven and grill beneath, integrated microwave, integrated washing machine, integrated fridge-freezer, integrated dishwasher and a breakfast bar. This modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, UPVC double glazed window to the rear elevation, again, taking full advantage of the superb panoramic views, door to cupboard housing the Baxi central heating boiler.

From the dining area door opens into the

BATHROOM

With modern white three piece suite incorporating: handwash basin in vanity unit with mixer tap, low flush WC and panel bath with shower unit with rainfall and handheld shower units. The bathroom is fully wet bordered with a complementing floor, inset spotlight fittings to the ceiling, extractor fan and a chrome heated towel rail/radiator

From the dining area, door to

BEDROOM TWO

10'2" x 11'1"

with UPVC double glazed window to the front elevation, built in wardrobes to one wall, inset spotlight fittings, one single radiator and a fitted carpet

From bedroom two, double doors opening to

BEDROOM THREE / STUDY

7'10" x 7'2"

The single bedroom is presently used as a study and as a built-in workstation, incorporating wardrobe and fitted shelves, UPVC double glazed window to the front elevation, one single radiator and a fitted carpet. This room can also be accessed from the entrance hall.

from the lounge area, open modern staircase leads to the mezzanine floor to

BEDROOM ONE

14'0" narrowing into 11'1" x 15'1"

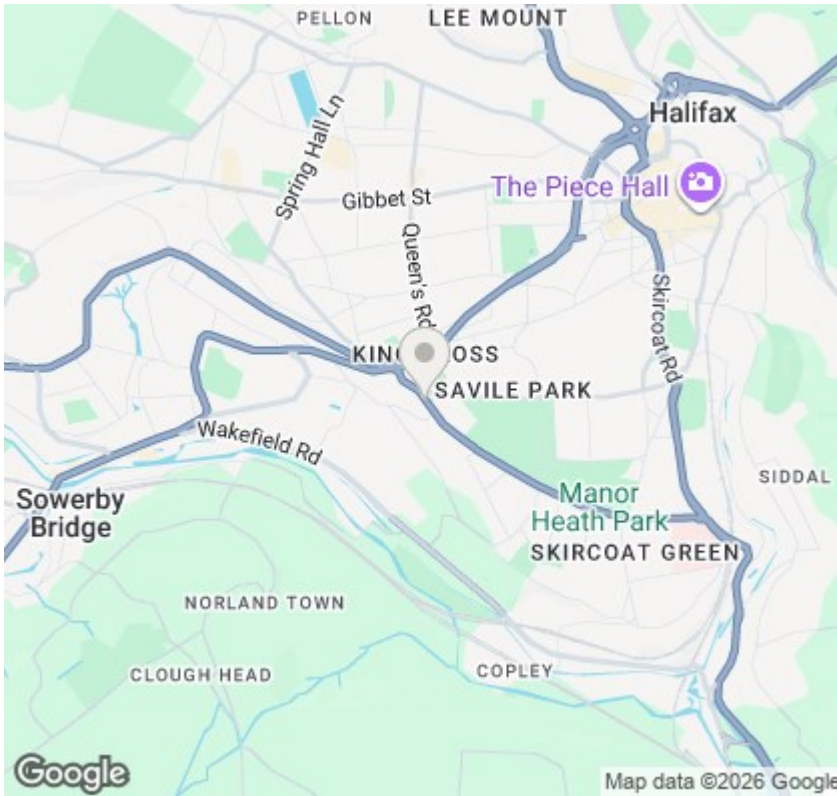
With two Velux double glazed sky windows providing this room with this light and spacious aspect. One single radiator, fitted carpet, and door to under the eaves storage facilities

GENERAL

The property is leasehold on a 999 year lease commencing in 2002 with service charge of 1000 per annum and no ground rent to pay. The property has the benefit of all mains services of gas water and electric with the added benefit of gas central heating and UPVC double glazing. The property is in council tax band B

EXTERNAL

There is designated parking within a secure gated area with further parking for visitors.



Directions

SAT NAV HX3 0GZ

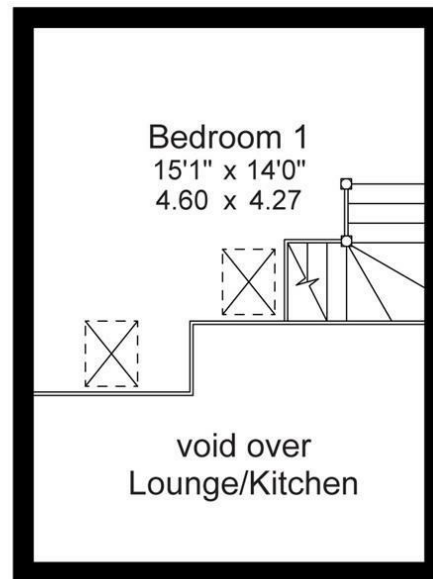
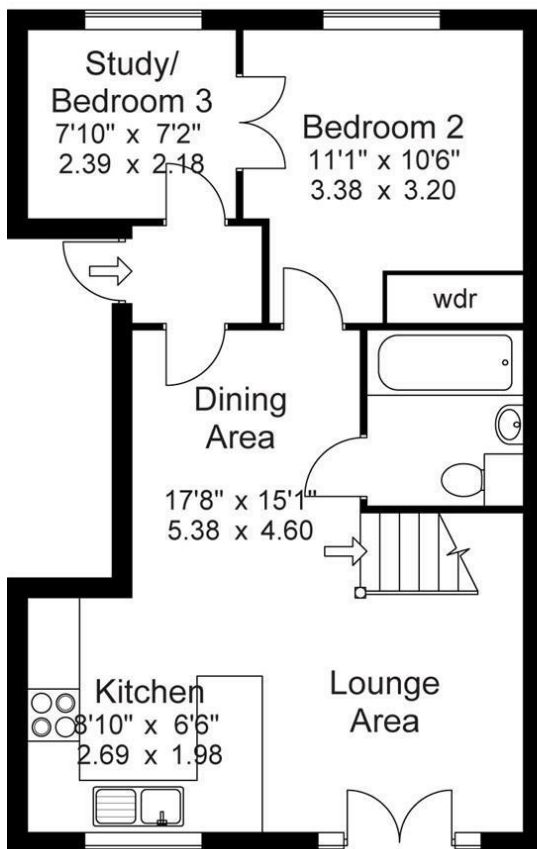
Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Vary 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 = 711 Sq. Feet
 = 66.1 Sq. Metres



For illustrative purposes only. Not to scale.