



22 Grange Park, Skircoat Green, Halifax, HX3 0JS

Offers Around £230,000

- : Highly Desirable Residential Location
- : Modern Kitchen
- : Spacious Lounge
- : Garage
- : Realistically Priced
- : Attractive Accommodation
- : Modern Bathroom
- : Attractive Views
- : Easy Access to Halifax Town Centre
- : Viewing essential

22 Grange Park, Halifax HX3 0JS

Situated in one of Calderdale's premier residential locations within the heart of Skircoat Green/Savile Park, lies this two bedroomed first floor apartment providing attractive modern living accommodation. The property briefly comprises a lounge with dining area, a modern fully fitted kitchen, two bedrooms (one with walk in wardrobe), a modern bathroom, garage, gardens, double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre and the M62 Motorway. The property enjoys delightful garden views and is set in delightful communal gardens and woodland. An internal inspection is absolutely essential to appreciate the accommodation provided which is being offered at this realistic asking price in order to encourage a prompt sale.



Council Tax Band: E



ENTRANCE VESTIBULE

With stairs with fitted carpet leading to the

FIRST FLOOR HALLWAY

With fitted carpet, double doors open to cupboard providing excellent storage facilities, access to the fully insulated and partially boarded loft providing further storage. A door opens into the

LOUNGE

19'9" x 12'4"

This spacious lounge has double glazed French doors opening onto a Juliet balcony enjoying attractive garden views, feature Adams style fireplace with living flame electric fire on a marble hearth, cornice to ceiling with inset spotlight fittings, one double radiator, and one TV point.

From the Lounge through to the

DINING AREA

8'9" x 8'5"

With double glazed window to the front elevation with fitted vertical blinds, one double radiator, cornice to ceiling with inset spotlight fittings.

From the Dining Area a door opens to the

KITCHEN

8'5" x 10'10"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces and stainless steel single drainer sink unit with mixer tap, four ring induction hob, electric fan assisted oven and grill, integrated dishwasher and plumbing for a washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed windows to the side elevation, one double radiator and inset spotlight fittings to the ceiling.

From the Hallway a door opens to

BEDROOM ONE

10'11" x 12'9"

This double bedroom has double glazed windows to the rear elevation, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet. Door to walk-in wardrobe with fitted shelves and hanging rail, one single radiator.

From the Hallway a door opens to

BEDROOM TWO

10'0" x 8'3"

With double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Hallway a door opens to the

BATHROOM

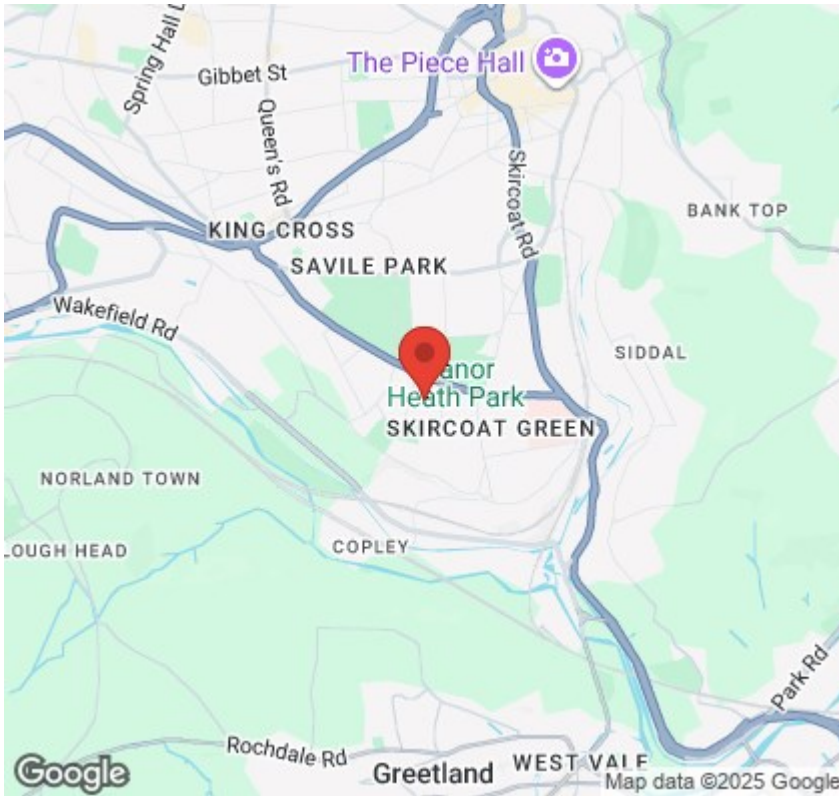
With modern white three piece suite comprising hand wash basin in vanity unit, wall hung W/C and walk-in shower cubicle with shower unit. Double glazed window to side elevation, double doors to cupboard housing a 'Valliant Combi Boiler' , providing useful storage facilities, and one single radiator.

GENERAL

The property has the benefit of all mains services with the benefit of double glazing and gas central heating. The property is leasehold on a 999 year lease with no ground rent payable and a service charge of 750 per annum. It is in Council Tax Band E

EXTERNAL

There is a single garage with electrically operated door. The apartment has a garden to the front and to the adjacent right hand side of the property with a lawn and mature shrubs. The property is situated in delightful communal gardens which are maintained by the management company.



Directions

SAT NAV HX3 QJS

Viewings

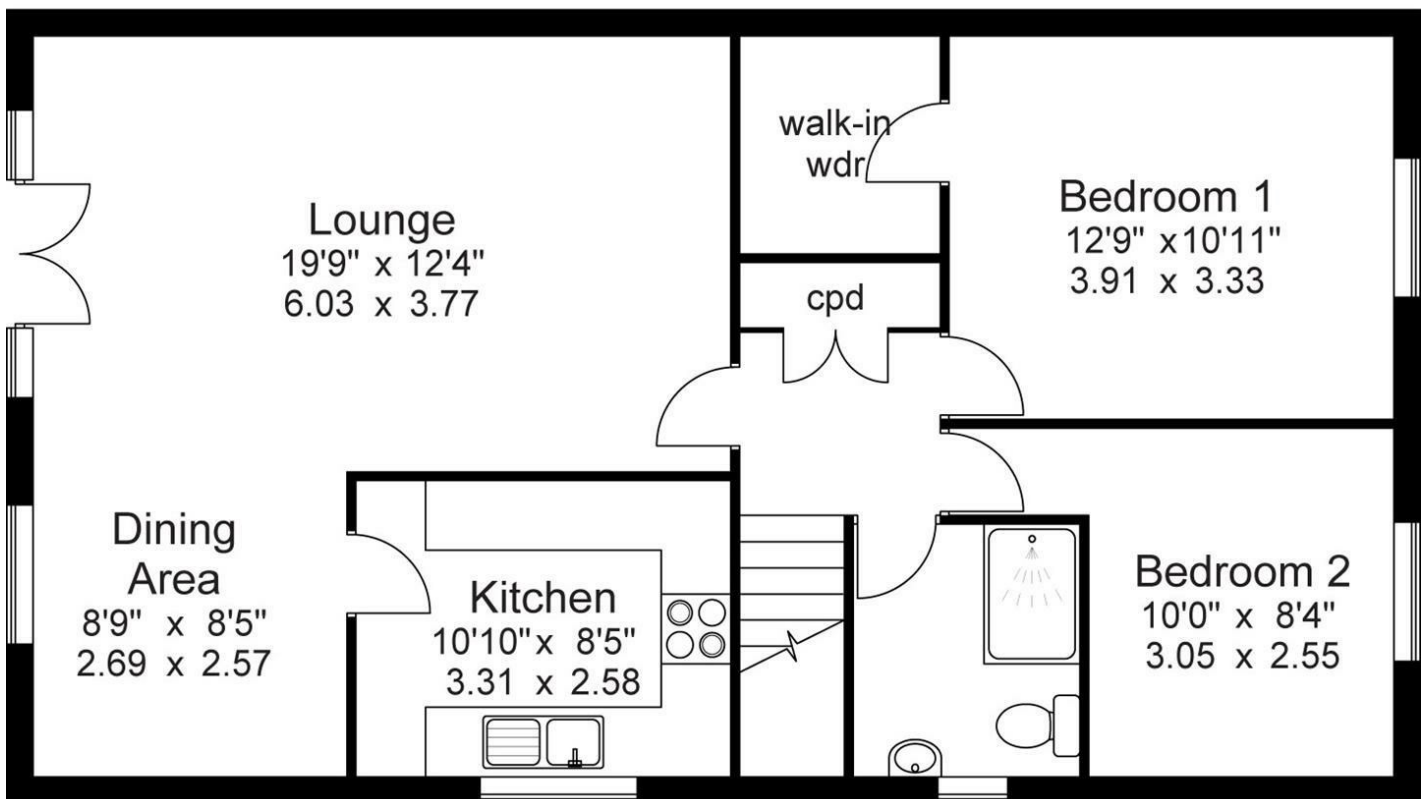
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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 = 828 Sq. Feet
= 77.0 Sq. Metres



For illustrative purposes only. Not to scale.