Property@Kemp&Co

10 Woodcroft Grange, Halifax, HX2 7LQ

Offers Over £220,000

- Ground Floor Apartment
- Secure Gated Community
- 2 Bathrooms
- Communal Swimming Pool
- Realistically Priced
- Desirable Residential Location
- 2 Bedrooms
- Spacious Lounge With Balcony
- Communal Gardens
- Viewing Essential

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

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

10 Woodcroft Grange, Halifax HX2 7LQ

Situated in this extremely convenient and highly sought-after residential location, lies this spacious two-bedroom ground floor apartment offering attractive, well-planned accommodation with the added benefit of a south-facing balcony, a single garage, visitor parking and the use of a communal swimming pool.

Just step inside this delightful apartment and you cannot fail to be impressed by the generous accommodation provided which briefly comprises an entrance hall, spacious lounge with balcony, dining kitchen, two double bedrooms, the principal bedroom with en suite shower room, a modern bathroom, uPVC double glazing and gas central heating.

The property provides excellent access to Halifax, Sowerby Bridge and the Trans Pennine road and rail network linking Manchester & Leeds. The property is offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

2 2 1

Council Tax Band: C

ENTRANCE HALL
A front entrance door opens into the welcoming entrance hall, which features a radiator with decorative cover, video intercom entry system, telephone point, fitted carpet and a useful storage cupboard with fitted shelving.

From the entrance hall door to the

LOUNGE
18'5" x 14'4"
This spacious reception room is enhanced by a floor-to-ceiling UPVC double glazed window to the rear elevation, enjoying an attractive outlook over the gardens. The room also benefits from two radiators, a television point and a fitted carpet. A UPVC double glazed door opens directly onto the covered south-facing balcony.

From the lounge doorway through to the

DINING KITCHEN
16'1" x 10'4"
This spacious dining kitchen is fitted with a modern range of matching wall and base units incorporating complementing work surfaces with a one-and-a-half bowl single drainer sink unit and mixer tap. Integrated appliances include a four-ring hob with stainless steel canopy extractor above, fan-assisted electric oven and grill, washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing dücor to the remaining walls and one double radiator. UPVC double glazed double doors open onto the covered south-facing balcony.

From the entrance hall door opens to the

BATHROOM
The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with shower unit, hand wash basin and low-flush WC. The room is fully tiled with a matching tiled floor, and benefits from a chrome heated towel radiator and extractor fan.

From the entrance hall door to

BEDROOM ONE
12'0" x 12'6"
A generous principal bedroom fitted with an extensive range of bedroom furniture incorporating wardrobes, corner shelving units, bridging units and fitted drawers. A UPVC double glazed window to the front elevation, a double radiator, and a fitted carpet.

From then bedroom door to the

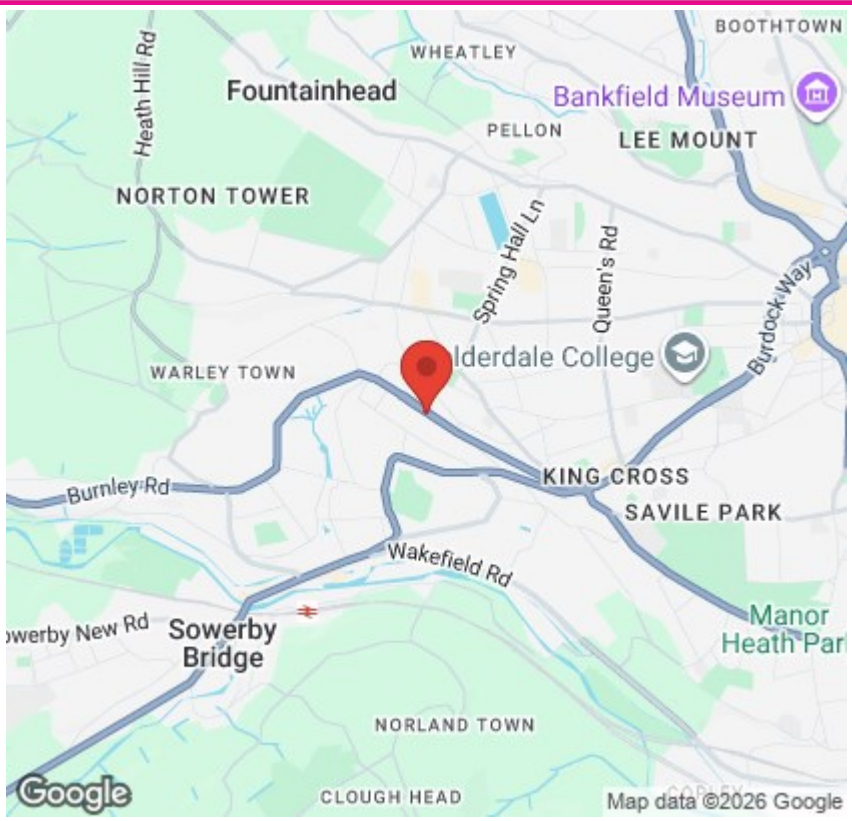
EN SUITE SHOWER ROOM
The en suite is fitted with a modern white three-piece suite comprising a pedestal wash basin, low-flush WC and fully tiled shower cubicle with shower unit. The bathroom is fully tiled throughout with a matching floor, the room also benefits from a chrome heated towel radiator and extractor fan.

From the entrance hall door to

BEDROOM TWO
11'7" x 10'3"
A second spacious double bedroom fitted with an attractive range of bedroom furniture incorporating wardrobes, bedside cabinets, bridging unit and chest of drawers. A UPVC double glazed window to the front elevation, a double radiator and fitted carpet.

EXTERNAL
The property benefits from a covered south-facing balcony, communal gardens, a single garage featuring an electric up-and-over door, and additional visitor parking within a secure gated community. There is a also the use of a communal swimming pool with changing rooms and a recreation room.

GENERAL
The property is Leasehold on a 999 year lease commencing on the 1st January 2004. The service charge is 330 per calendar month from 1st July 2026. and a ground rent of 400 per annum. The property is in council tax band C



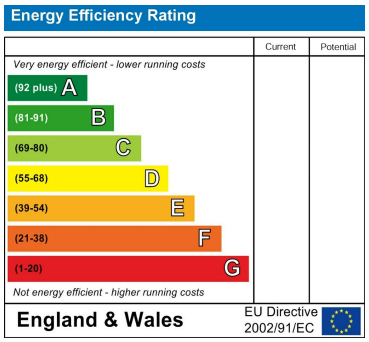
Directions

SAT NAV HX2 7LQ

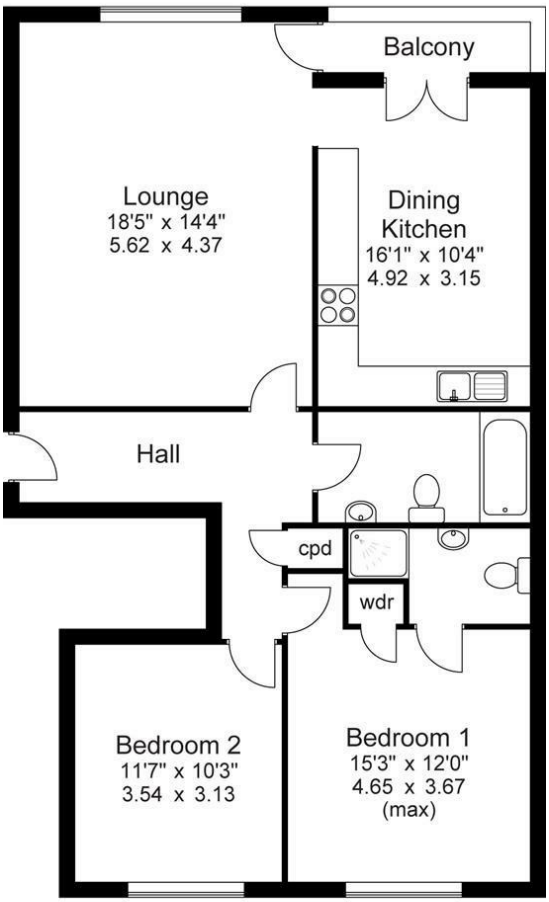
Viewings

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

EPC Rating:



Approx Gross Floor Area = 935 Sq. Feet
= 86.9 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