



6, Delph Brow, Skircoat Moor Road,

Skircoat Green, HX3 0GZ

Asking Price £150,000 Leasehold





Occupying a fantastic position with incredible, far-reaching views, and offered to the market with no onward chain, 6 Delph Brow is a well-presented top-floor apartment providing one bedroom accommodation plus extra space created by a mezzanine floor.

Location

The apartment is situated across from Savile Park Moor where you can enjoy leisurely walks around the green open space. Nearby King Cross provides a range of local amenities which includes a mixture of shops, pubs, eateries & the Tesco supermarket. Halifax town centre provides further amenities as well as convenient commuter links with a bus and train station providing links to Leeds, Manchester and London. The M62 motorway network is close by.

Accommodation

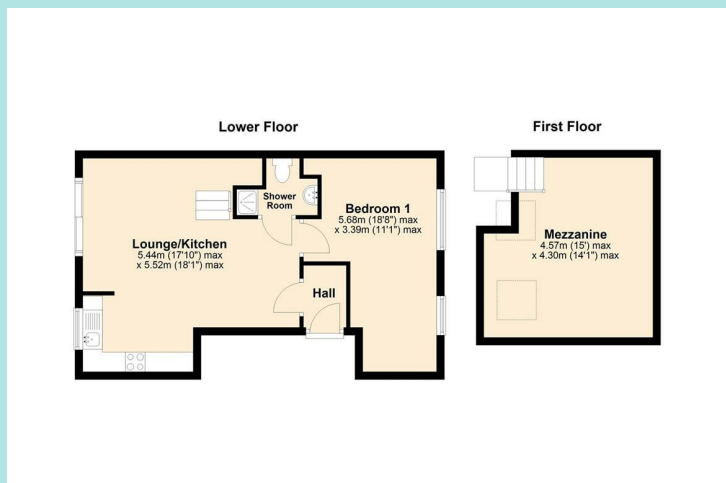
A secure gated carpark with intercom entry system into the communal entrance way gives access to the apartment block with a staircase leading up to the top floor. The apartment door opens into an entrance hallway which in-turn leads to a spacious open plan living/kitchen.

The lounge area has French doors opening to a Juliet balcony enjoying far-reaching countryside views. The kitchen is fitted with a range of wall, drawer and base units with contrasting worksurfaces incorporating a circular stainless-steel sink and drainer with mixer tap. Integrated appliances include a four-ring gas hob with canopy above, electric oven below, fridge and a dishwasher. A staircase rises to the mezzanine level.

The ground floor also comprises a main bedroom and shower room. The spacious double bedroom is neutrally decorated and has two large windows flooding the room with natural light. The shower room has a three-piece suite comprising a w/c, wash-hand basin and walk-in shower cubicle.

The spacious mezzanine level is a generous room which could be used as a second bedroom, benefitting from a vaulted ceiling with two velux' skylight windows and access to the eaves storage.

Externally, there is one allocated parking space in the gated car park, with additional visitor and on street parking immediately outside the development.



Council tax band: C
EPC rating: C
Ground rent: N/A
Service charge: N/A

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