

Peter David

Properties Ltd

Residential Sales and Lettings



Skircoat Moor Road,

£140,000





Enjoy far reaching views towards Norland, a well presented TWO BEDROOM PENTHOUSE APARTMENT with parking in a gated development. This wonderful apartment is unique with it's mezzanine design creating a feeling of space and light, enjoying views over the surrounding countryside. An ideal purchase for a professional couple or possible investor.

Delph Brow is located at the top of Savile Park. The park is used for many recreational sports and is popular with joggers and dog walkers. Each year the park hosts the Halifax Agricultural Show and Halifax Charity Gala so there are plenty of events and activities on the doorstep for all the family to enjoy.

Commuter links to both Manchester and Leeds are made easy with railway stations at both Sowerby Bridge and Halifax, along with the M62 network only a short 10 minute drive away.

- PENTHOUSE APARTMENT
- MEZZANINE DESIGN CREATES LIGHT AND SPACE
- TWO DOUBLE BEDROOMS
- FAR REACHING COUNTRYSIDE VIEWS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PARKING WITHIN THE GATED DEVELOPMENT
- EXCELLENT COMMUTER LINKS
- COUNCIL TAX BAND C
- EPC RATING C

Accommodation

Kitchen/Living/Dining room

18'8" x 17'7" (5.7 x 5.37)

Open plan living/kitchen and dining area, with a Juliet balcony enjoying views across the countryside. Fitted kitchen with matching wall and base units with complementary granite work surfaces, stainless steel sink and drainer. Integrated fridge freezer, four ring gas hob, integrated oven, integrated dish washer and double glazed window.

Double bedroom

18'8" x 10'8" (5.7 x 3.27)

Double bedroom with two central heating radiators and double glazed windows.

Shower room

8'1" x 5'3" (2.47 x 1.62)

Partly tiled with a white three piece suite which comprises of, shower cubicle, low flush WC, wash hand basin and central heating radiator.

Mezzanine level

Double bedroom

15'1" 14'1" (4.6 4.3)

Double bedroom with two Velux windows and central heating radiator.

External

To the front of the development is a gated car park for residents. Access to the apartment is via the communal entrance. The apartment is a penthouse located on the second floor accessed by the staircase.

Directions

Please use post code HX3 0GZ for sat nav directions.

Leasehold details

The lease term is for 999 years from 1st January 2002

Ground rent is £5 per annum

Service charge currently £800 per annum payable half yearly

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



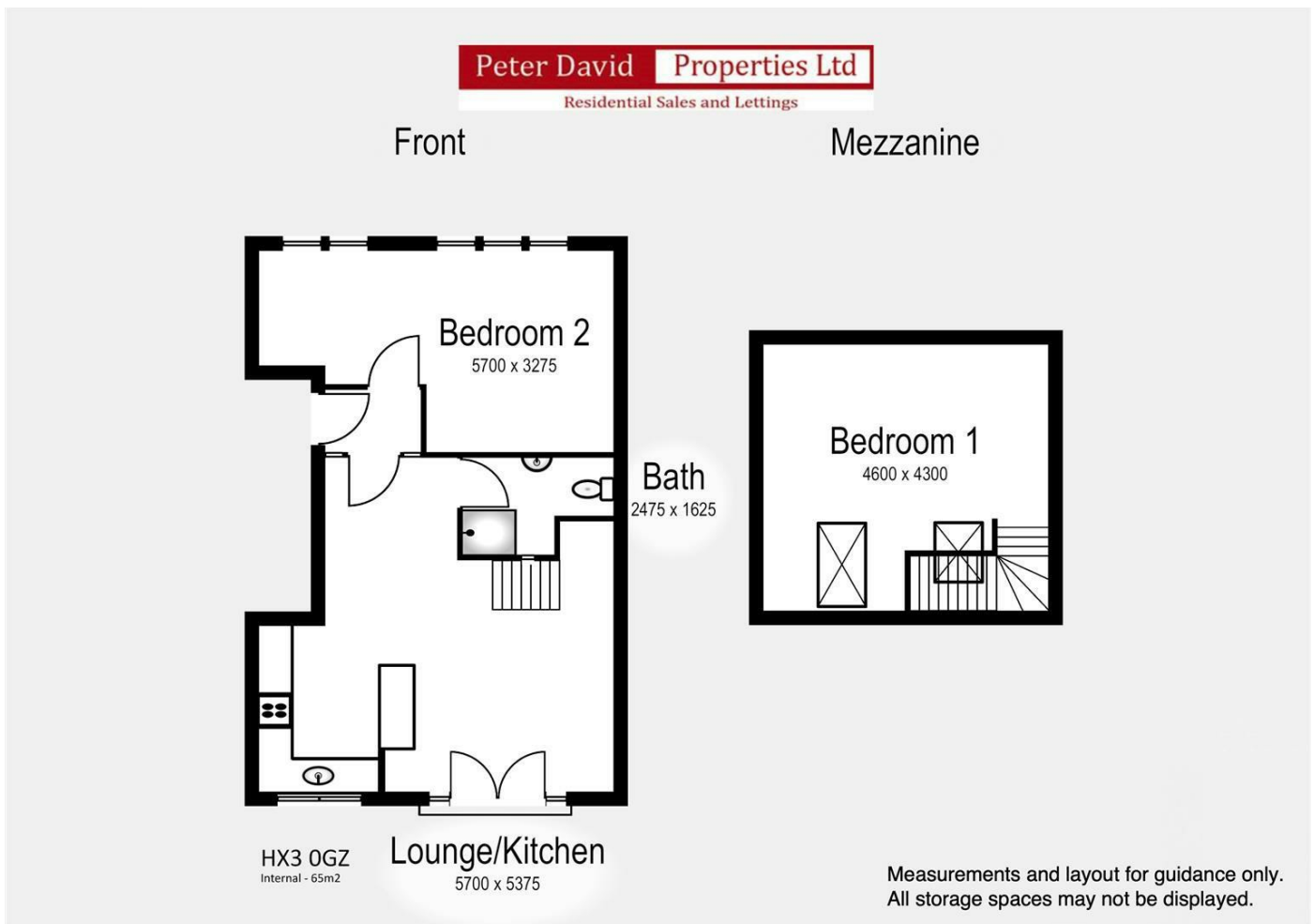
Hybrid Map



Terrain Map



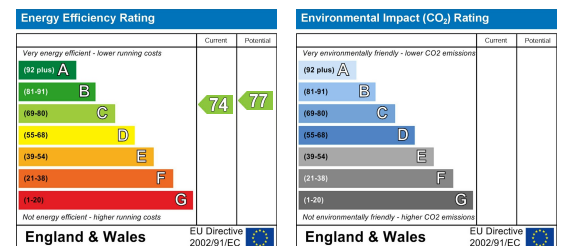
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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