



## Ravenscliffe Close, Skircoat Green

Offers Over £215,000





Nestled in the highly regarded area of Skircoat Green, Halifax, this delightful two-bedroom first-floor apartment, accessed via a lift, is situated on the popular Ravenscliffe Close and offers an excellent blend of comfort, convenience, and community living.

The property enjoys a sought-after location with easy access to local shops, parks, and well-regarded schools, making it ideal for professionals, couples, or small families alike.

Upon entering, the apartment immediately feels warm and welcoming. The spacious living area is perfect for both relaxing and entertaining, benefitting from generous natural light that enhances the bright and airy ambience. From here, doors lead out to a private balcony, providing an ideal spot for morning coffee or unwinding in the evening.

The well-appointed kitchen is both practical and functional, offering ample storage and workspace to suit everyday cooking needs.

There are two well-proportioned double bedrooms, with the principal bedroom enjoying the added benefit of a private en-suite bathroom, creating a comfortable and private retreat.

Overall, this attractive two-bedroom apartment represents a fantastic opportunity to secure a modern and comfortable home in one of Halifax's most desirable residential areas. Early viewing is highly recommended to fully appreciate everything this charming property has to offer.

- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- LIFT ACCESS
- MASTER BEDROOM WITH EN SUITE
- BALCONY
- ALLOCATED PARKING
- EPC RATING - B
- COUNCIL TAX BAND - C

## Accommodation

### Entrance hall

### Living/ Dining room

16'0" x 14'5" (4.9 x 4.4)

### Kitchen

10'2" x 8'3" (3.1 x 2.52)

### Bedroom one

11'3" x 10'0" (3.45 x 3.07)

### Ensuite

6'1" x 6'7" (1.87 x 2.02)

### Bedroom two

10'7" x 14'5" (3.25 x 4.4)

### Bathroom

6'1" x 9'0" (1.87 x 2.75)

### Lease details

Ground rent: Zero

Service charges: £80 per month

Years remaining on the lease: 976

### Directions

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

### 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



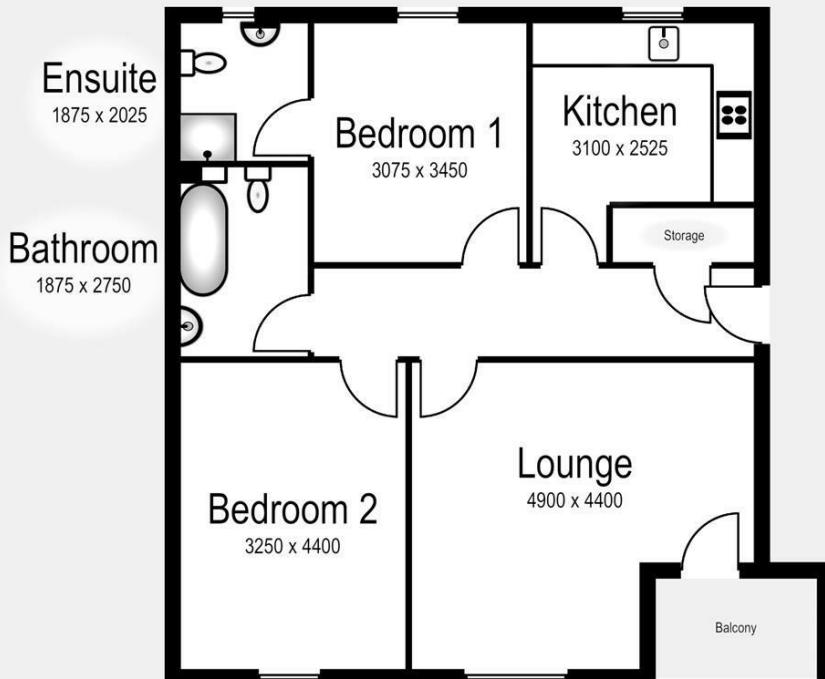
## Terrain Map



## Floor Plan

### Peter David Properties

Front



This floor plan has been created for illustrative purposes only.

Measurements/dimensions are approximate and layout should only be used for guidance.

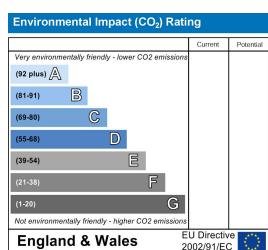
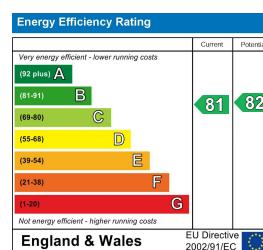
Not all storage spaces will be displayed. Internal area is an estimation.

**HX3 0RN**  
Internal - 72m<sup>2</sup>

## 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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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