Peter David Properties Ltd

Residential Sales and Lettings

Skircoat Moor Road,

Offers Over £195,000

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Nestled in the sought-after and highly desirable area of Grange Park on Skircoat Moor Road, this spacious two-bedroom apartment offers an excellent opportunity to enjoy comfortable living within beautifully maintained grounds.

The apartment features two well-proportioned bedrooms, two bathrooms and a generous reception room, providing ample space for relaxing and entertaining. The property is well presented and ready for its new owners to make their own with the added benefit of a new boiler installed approximately 18 months ago.

A particular feature of the property is its attractive outdoor space. There is a pleasant seating area immediately outside the front door, providing a lovely spot to sit and enjoy the surrounding grounds, together with a small garden area to the rear.

The apartment also benefits from useful additional storage, with the loft having a newly installed fixed ladder and being partly boarded, making it ideal for storing those items that are not needed on a daily basis.

Convenience is key, with local shops, cafés and essential amenities all within easy reach. The property also benefits from off-road parking and a private garage, providing secure and convenient parking for residents.

Set within the beautiful and well-maintained surroundings of Grange Park, this spacious apartment would make an ideal home for those looking to downsize, first-time buyers or investors alike. Offering generous accommodation, attractive communal surroundings, outdoor space, parking and excellent storage, this is a property with plenty to offer in a highly desirable location.

- PENTHOUSE APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- SOUGHT AFTER LOCATION
- BEAUTIFUL WELL-MAINTAINED GROUNDS
- GARDEN & GARAGE
- EPC RATING - C
- COUNCIL TAX BAND - E

Accommodation

Lounge
20'9" x 12'4" (6.35 x 3.77)

Kitchen
11'5" x 9'4" (3.5 x 2.85)

Dining room
9'4" x 9'4" (2.85 x 2.85)

Bedroom one
13'8" x 9'3" (4.17 x 2.82)

En suite
5'6" x 8'0" (1.7 x 2.45)

Bedroom two
7'11" x 10'9" (2.42 x 3.3)

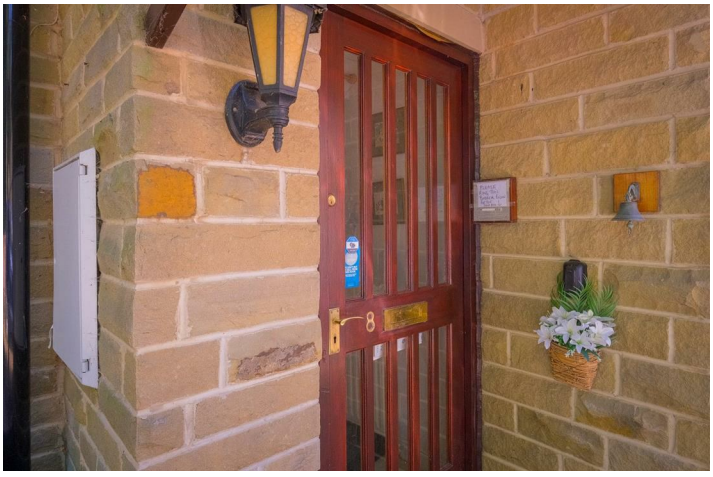
Shower room
7'1" x 8'2" (2.17 x 2.5)

Garage
8'2" x 16'4" (2.5 x 5)

Maintenance charge
£800 per year.

Directions
Please use post code HX3 0JS for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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

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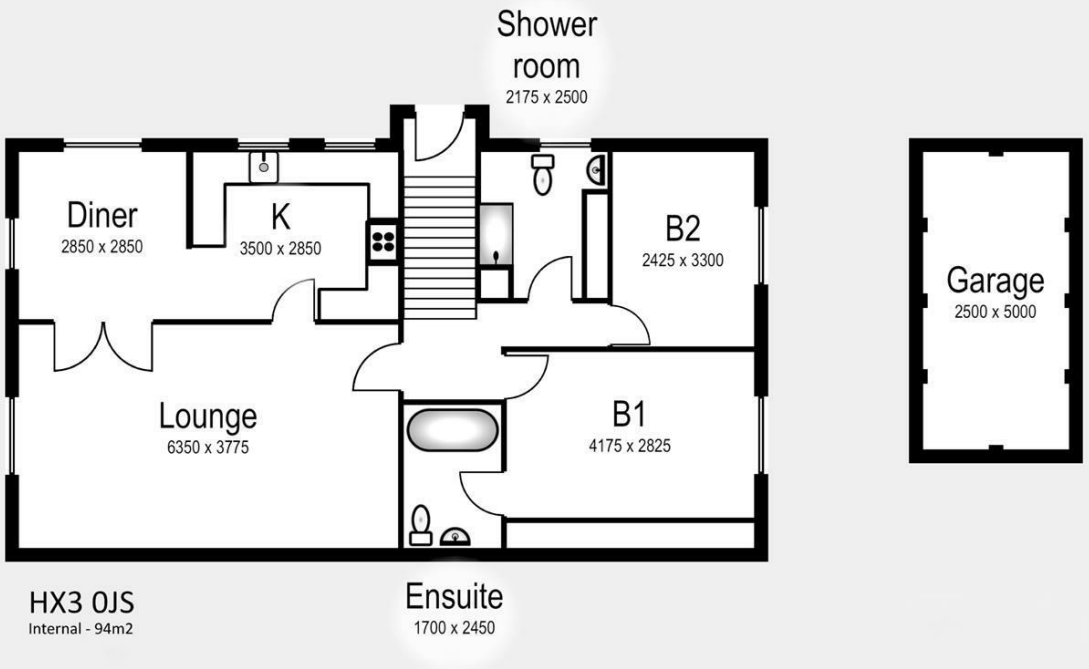
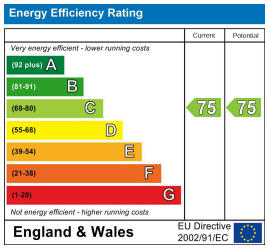


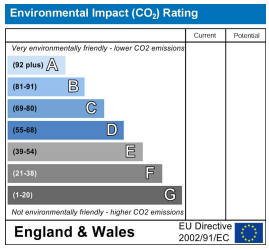
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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