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22 Stafford Avenue, Skircoat Green, Halifax, HX3 0BH

Offers Around £270,000

- Highly Desirable Residential Location
- 2 Bedrooms
- Garage & Parking Space
- Through Lounge & Dining Room
- Easy Access To Halifax Town Centre & Bus Routes
- Ground Floor Apartment
- Gardens
- Modern Kitchen & Bathroom
- Easy Access To The Local Amenities Of Skircoat Green
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
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22 Stafford Avenue, Halifax HX3 0BH

Very rarely does an opportunity arise to purchase a ground floor apartment in this highly desirable and much sought after residential location and as such an early appointment to view is strongly recommended.

This two bedroomed ground floor apartment provides attractive modern living accommodation with the benefit of gardens to the rear, a parking space, and a single garage.. The property briefly comprises an entrance hall, through lounge and dining room, modern fitted kitchen with appliances, 2 bedrooms, and a modern bathroom. The property also has the benefit of uPVC double glazing and gas central heating.

This delightful ground floor apartment provides excellent access to the local amenities of Skircoat Green, Savile Park, including parks shops and the hospital it also provides easy access to Halifax town centre.

An early appointment to view, in order to avoid disappointment, is strongly recommended.

2 1 1

Council Tax Band: C







ENTRANCE HALL
With cornice to ceiling with matching centre roses, one double radiator, fitted carpet.

From the Entrance Hall a door opens to

THROUGH LOUNGE &DINING ROOM
27'5" x 11'3" (max)

LOUNGE
With bow window to the front elevation incorporating upvc double glazed unit, wall mounted living flame electric fire. Cornice to ceiling, one double radiator, one tv point, fitted carpet.

From the Lounge through to

DINING ROOM
With uPVC double glazed French doors opening into the rear garden to the rear elevation, cornice to ceiling, one telephone point, one double radiator. Service hatch through to kitchen and fitted carpet.

From the Entrance Hall access to the

MODERN FITTED KITCHEN
12'4" x 7'4"
Being fitted with a range of modern white wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit, four ring halogen hob, fan assisted electric oven and grill, integrated automatic washing machine, integrated dishwasher, integrated fridge freezer and integrated microwave.. Door to cupboard housing the combination boiler. The kitchen is tiled around the work surfaces with complimenting colour scheme to the remaining walls. uPVC double glazed window to the rear elevation.

From the Entrance Hall a door opens into

BEDROOM ONE
12'4" x 11'10"
This double bedroom has a uPVC double glazed windows to the rear and side elevations. providing this room with plenty of natural light There are built-in wardrobes with cupboard space above. One double radiator and a fitted carpet.

From the Entrance Hall a door opens to the

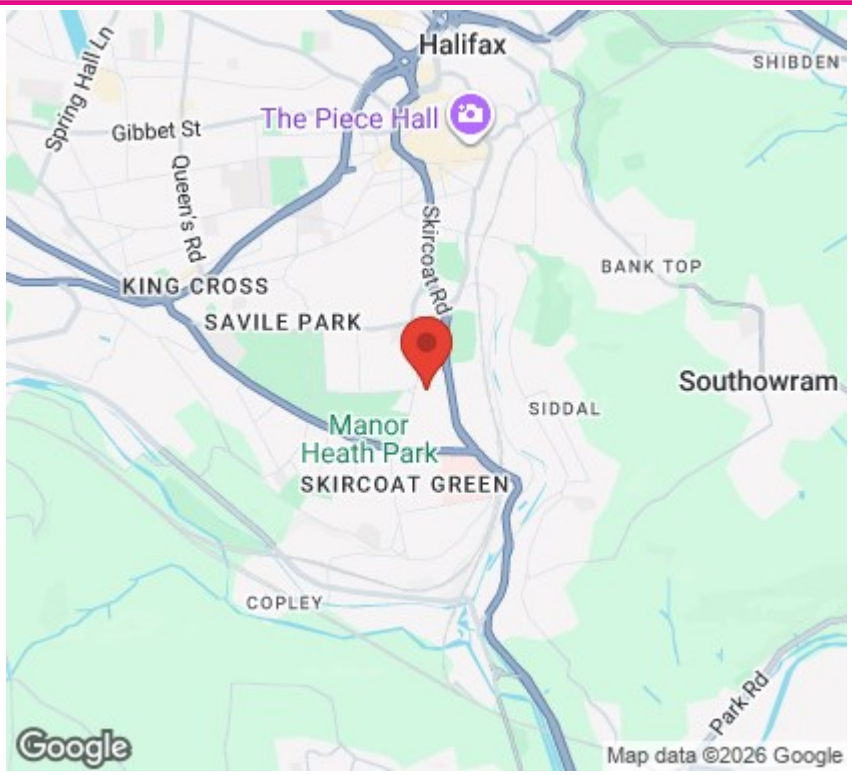
BATHROOM
With modern three piece suite comprising hand wash basin in vanity unit, low flush WC and shower cubicle with power shower. The bathroom is fully tiled and has a uPVC double glazed window to the side elevation. heated chrome towel rail/radiator, fitted carpet.

From the Entrance Hall door to

BEDROOM TWO
11'10" x 7'2"
This second bedroom is presently used as a snug and has a uPVC double glazed window to the front elevation overlooking the front garden, built-in wardrobes with cupboard space above, cornice to ceiling, one double radiator, one telephone point and a fitted carpet.

GENERAL
The property is constructed of brick and stone and has the benefit of all mains services of gas, water, and electric, with the added benefit of gas central heating and uPVC double glazing. The property is leasehold on a 999 year lease commencing on the 19th February 1974 with no ground rent and a service charge of £80 per annum. The residents of Stafford parade also pay a fee, currently £100 per annum for the upkeep of the private road Stafford Avenue

EXTERNAL
To the front of the property there is a garden comprising a lawn, flagged patio, flowers and shrubs. There is a further garden area to the side with a path providing access to the rear of the property. To the rear of the property there is a further garden with flagged patio area and path leading to a single garage with an electric up and over door. The garage has power and light. There is a further communal flagged area.



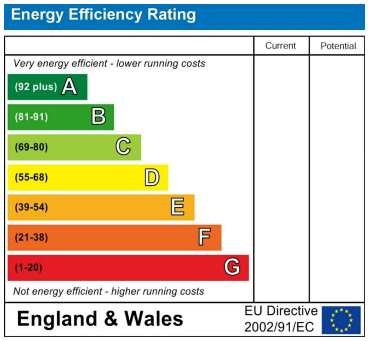
Directions

SAT NAV HX3 0BH

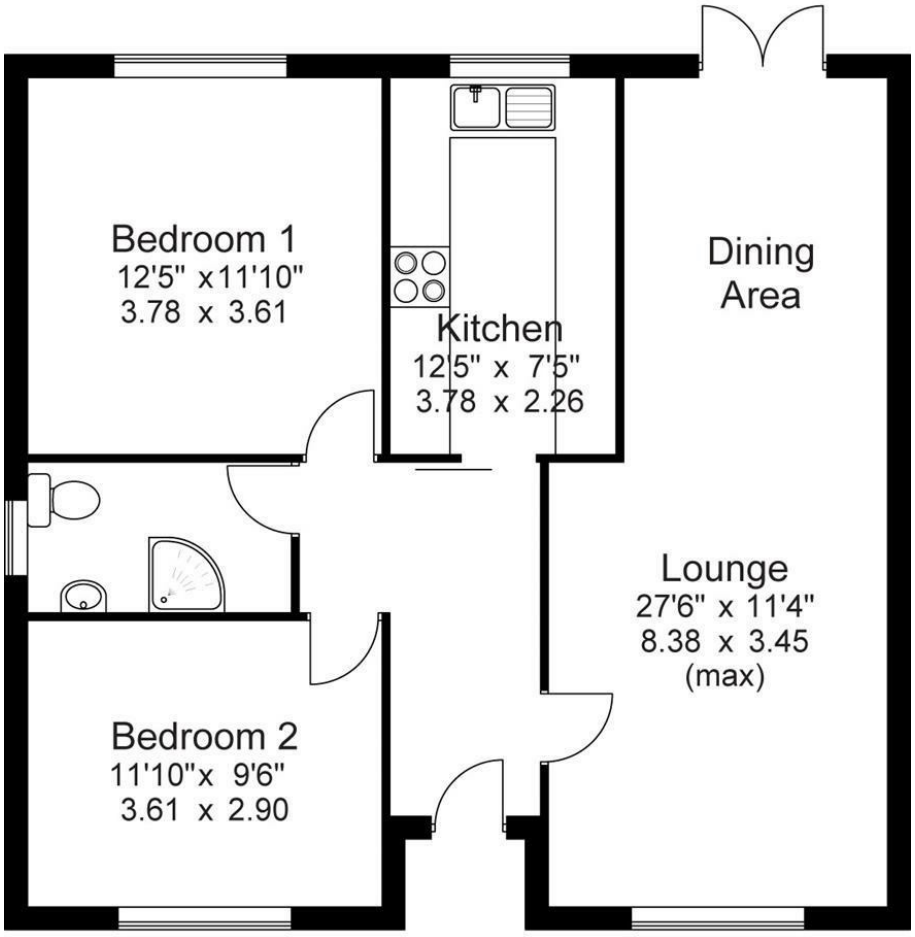
Viewings

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

EPC Rating:



Approx Gross Floor Area = 767 Sq. Feet
= 71.3 Sq. Metres



For illustrative purposes only. Not to scale.

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