



5 FEVERSHAM GRANGE GREENROYD AVENUE, SKIRCOAT GREEN

Very rarely does an opportunity arise to purchase an outstanding penthouse apartment in one of Calderdale's premier residential locations, within the heart of Skircoat Green. This Three bedroomed duplex penthouse apartment provides attractive and spacious accommodation within a secure gated community in one of the most desirable locations in Calderdale. Just step inside this delightful residence and you cannot fail to be impressed by the accommodation provided which briefly comprises of an Entrance Hall, 2 Reception Rooms, Modern Fully Fitted Dining Kitchen with Miele appliances, 3 Bedrooms (Master with En Suite and Dressing Room) 3 bathrooms, 2 South Facing Balconies, Downstairs Cloakroom, Loft Storage Space, and a Double garage. The property provides excellent access to the local amenities of Skircoat Green & Savile Park as well as easy access to Halifax Town Centre and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. An internal inspection is absolutely essential to fully appreciate this superb penthouse apartment.

Price Guide: O/A £395,000



The front entrance door opens to the

ENTRANCE HALL

With built-in cupboards and shelves to one wall providing excellent storage facilities, inset spotlight fittings to the ceiling, radiator with cover, service hatch through to the Kitchen and a fitted carpet.

From the Entrance Hall a glass panelled door opens into the

SPACIOUS LOUNGE 5.37m x 4.38m (17'7 x 14'4)

This spacious lounge has uPVC double glazed windows to the rear and side elevations providing this room with its light and spacious aspect. Feature marble fireplace incorporating a living flame fire with wall mounted TV fittings above. To the length of one wall are glass fronted display cabinets with fitted shelves and drawers beneath providing excellent display facilities, cornice to ceiling, two radiators with covers and a fitted carpet.

From the Lounge a glass panelled door opens into the

DINING KITCHEN 4.77m x 3.11m (15'8 x 10'2)

This spacious dining kitchen is fully fitted with a range of modern wood wall and base units incorporating matching granite work surfaces with a 1 ½ bowl sink unit with mixer tap, four ring induction hob with extractor in stainless steel and glazed canopy above, fan assisted electric double oven and grill with warming drawer, integrated fridge freezer, integrated wine cooler, and an integrated dishwasher. This attractive kitchen has matching marble splash backs with complementing colour scheme to the remaining walls and a matching floor. There is a circular uPVC double glazed window to the side elevation, one TV point, one radiator with cover, and uPVC double glazed French doors open onto a south facing balcony.

From the Entrance Hall a door opens into the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising hand wash basin with mixer tap in vanity unit and low flush WC. The cloakroom is fully tiled including the floor, has a heated towel rail/radiator, and an extractor fan.

From the Entrance Hall a door opens into

BEDROOM TWO 3.73m x 3.54m (12'2 x 11'7)

This double bedroom has fitted furniture to one wall comprising wardrobes, bridging units, bedside cabinets, and a matching dressing table. There are uPVC double glazed French doors opening onto the Juliet balcony to the front elevation, cornice to ceiling with inset spotlight fittings, radiator with cover and a fitted carpet.

From the Bedroom a door opens into the

EN SUITE SHOWER ROOM 2.87m max x 2.64m (9'5 x 8'8)

With modern four-piece suite comprising double bowl sink unit and low flush WC fitted in bathroom vanity unit, fully tiled walk-in shower cubicle with body jets and overhead and handheld shower units. This spacious en suite has fitted cupboards to one wall, is fully tiled including the floor, has a chrome heated towel rail/radiator, and a uPVC double glazed circular window to the side elevation. Door to cylinder cupboard housing the Vokera combination boiler and pressurised cylinder and providing useful storage space.

From the Entrance Hall a door opens into

DINING ROOM 3.73m x 3.57m

With two uPVC double glazed windows to the front elevation, cornice to ceiling, one radiator with cover and a fitted carpet.

From the Entrance Hall a door opens to a store cupboard providing excellent storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

LANDING

With Velux double glazed skylight window, radiator with cover, fitted carpet, access to loft via an electrically operated loft ladder providing excellent storage facilities

From the Landing a door opens to

MASTER BEDROOM SUITE

BEDROOM 4.42m x 4.37m (14'6 x 14'4)

This spacious double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive view. Built-in bedroom furniture comprising wardrobes with bridging units, beside cabinets, matching dressing table, and drawers. Two radiators with covers, one TV point and a fitted carpet.

From the Bedroom through to

DRESSING AREA 3.27m x 2.96m (10'9 x 9'9)

With fitted wardrobes to two walls and a dressing table, there are uPVC double glazed French doors open onto a south facing balcony, radiator with cover and a fitted carpet.

From the bedroom suite a door opens into the

EN SUITE BATHROOM 2.66m x 2.29m (8'9 x 7'6)

With four-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, panelled bath with water jets and a fully tiled shower cubicle with overhead and handheld shower heads, and body jets. The en suite is fully tiled including the floor, has inset spotlight fittings to the ceiling and two chrome heated towel rails/radiators.

From the Landing a door opens into a

SHOWER AND UTILITY ROOM 2.98m x 2.24m plus 2.26m x 1.91m (9'9 x 7'4 plus 7'5 x 7'3)

SHOWER ROOM

With four piece suite comprising low flush WC, bidet, hand wash basin and fully tiled shower cubicle with overhead and hand held showers with body jets, door to under the eaves storage, Velux double glazed skylight window, chrome heated towel rail/radiator. The shower room is fully tiled including the floor.

From the Shower room a doorway leads through to the

UTILITY ROOM

With fitted wall and base units incorporating matching work surfaces with single drainer sink unit with mixer tap, plumbing for an automatic washing machine (The washer and tumble dryer are included in the sale), and a chrome heated towel rail/radiator, The utility Room is fully tiled with a matching tiled floor.

From the Shower Room a door opens into the

BEDROOM THREE 2.65m x 4.33m max (12' x 14'2 max)

This third bedroom is presently used as an office and has a Velux double glazed skylight window and uPVC double glazed circular window to the front elevation, built-in wardrobes to two walls, a radiator and a fitted carpet.

GENERAL

The property is leasehold on a 999-year lease commencing in 2004 at a ground rent of £500 and an annual service charge of £237.12 pcm which includes the buildings insurance. The property has the benefit of all mains services gas water and electric with the added benefit of gas central heating, air conditioning, and uPVC double glazing. Access to all the apartments is through secure double gates via an individual keyless system. This penthouse apartment was originally designed, built, and occupied by the developer of Feversham Grange.

EXTERNAL

The property is set in well-kept communal gardens within a secure gated community. The property has the benefit of a double garage with an electric up and over door with further parking for visitors. The property has 2 south facing balconies.

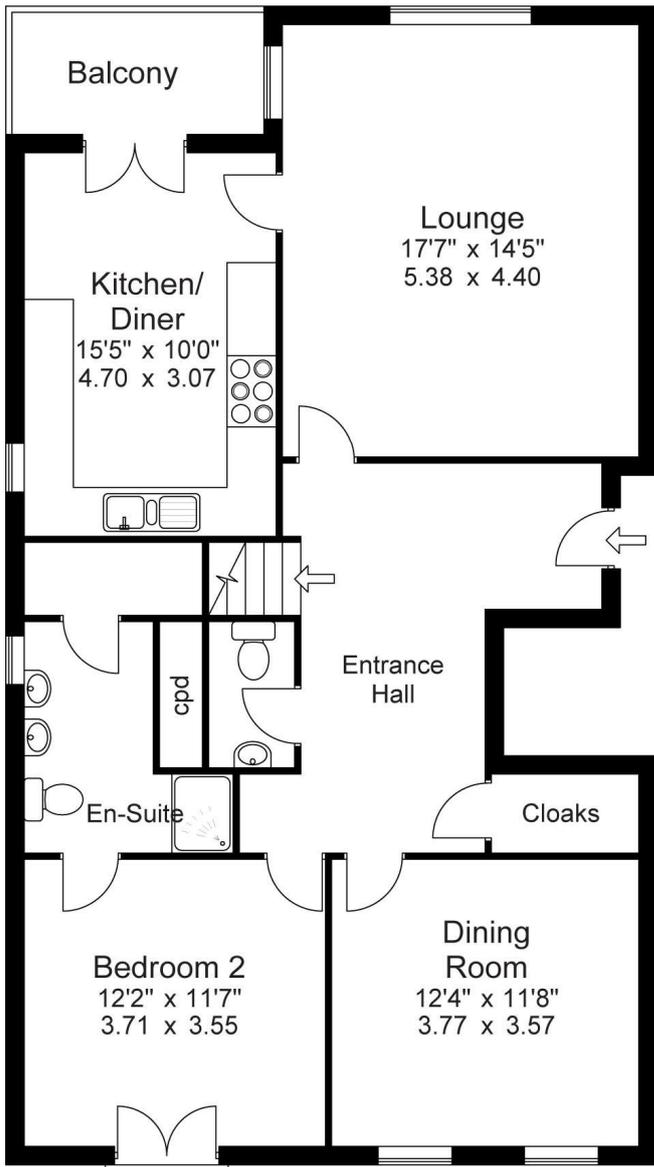
TO VIEW

Strictly by appointment please telephone the selling Agents Property@kemp&co on 01422 349222

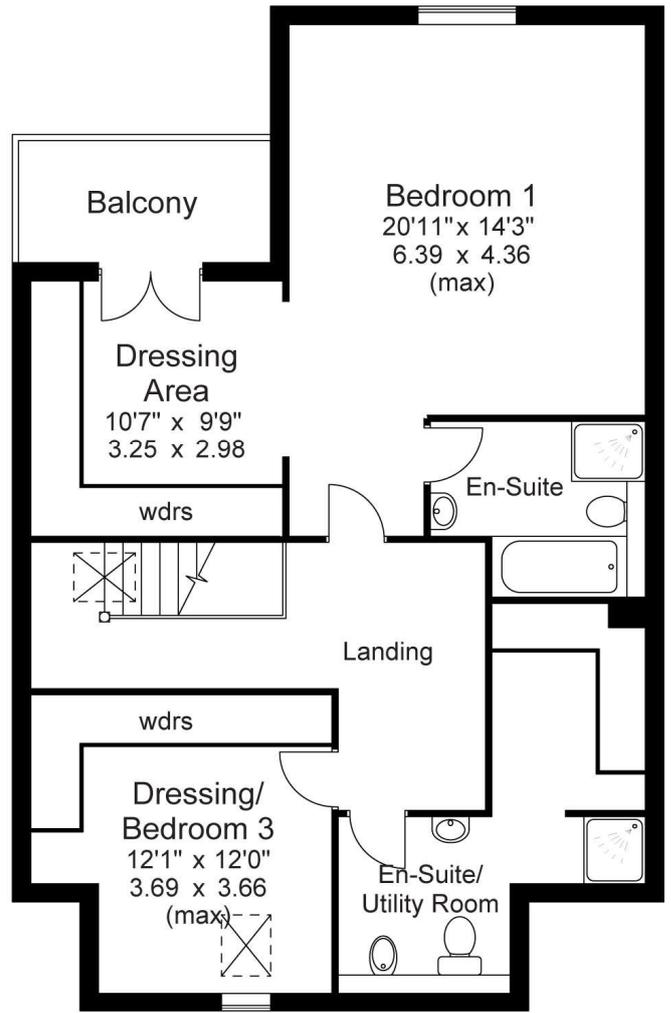
DIRECTIONS

Sat Nav HX3 ONG

Approx Gross Floor Area = 1889 Sq. Feet
= 175.4 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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