



6 Ing Royde, Savile Park, Halifax, HX3 0JE

Offers In The Region Of £220,000

- : Highly Desirable Location
- : Independent Living Within A Care Home Community
- : Private Covered Patio
- : Modern Fully Fitted Kitchen
- : Realistically Priced
- : Ground Floor Apartment
- : Master bedroom With En Suite
- : Over 55 Assisted Living
- : Communal Gardens
- : Viewing Essential

6 Ing Royde, Halifax HX3 0JE

This is a self-contained shared ownership apartment (75% ownership) set within a development run by the Abbeyfield Society Charitable organisation with a view to provide independent living for the over 55's. The Abbeyfield site staff are there to ensure that the site and its services run smoothly, creating a safe and comfortable environment for the residents.

The communal facilities help to create a community feel whilst the self-contained two-bedroom en-suite apartment provides the choice of independence and privacy. The communal facilities include an on-site manager, restaurant, wellbeing area, laundry, reception area and office, lounge with TV, emergency support system and landscaped grounds. This delightful ground floor apartment has a private patio enjoying garden views and provides a most attractive residence with the benefit of all the comforts of modern living.

Ing Royd, Abbeyfields is situated in one of Calderdale's premier residential locations within the heart of Savile Park, providing easy access to the local amenities of Savile Park & Skircoat Green. An internal inspection of this attractive modern apartment is absolutely essential to fully appreciate the accommodation provided.



Council Tax Band: B



ENTRANCE HALL

A front entrance door opens into the entrance hall with electric heater, coat hanging facilities, fitted carpet, emergency pull cord alarm system and video intercom entry system. Double doors open to a useful storage cupboard providing excellent storage facilities.

From the entrance hall door to the

LIVING ROOM

23'3" x 9'6"

This spacious living area which provides space for a dining area and sitting area has a large floor to ceiling double glazed window enjoying an attractive garden outlook. Electric heater, one TV point, one telephone point and fitted carpet. A double glazed door opens onto a covered flagged patio area.

From the living room through to the

MODERN KITCHEN

8'9" x 7'7"

Fully fitted with a range of modern wall and base units incorporating matching work surfaces and stainless steel single drainer sink unit with mixer tap. Four ring halogen hob with extractor IN canopy above and matching splashback, fan assisted electric oven, integrated fridge and integrated washing machine.

The kitchen has complementary splashbacks with coordinating colour scheme to the remaining walls, inset spotlight fittings to the ceiling and a window.

from the entrance hall door to the

WET ROOM

Fitted with a shower unit, low flush W/C and hand wash basin in vanity unit with mixer tap. The wet room is fully tiled and benefits from inset spotlight fittings and extractor fan.

From the entrance hall door to

BEDROOM ONE

19'3" max narrowing to 14'4" x 8'10"

A spacious double bedroom with double glazed window to the rear elevation enjoying an attractive garden outlook. Electric heater, one TV point, one telephone point and fitted carpet. Double doors open to a built in wardrobe with hanging rail.

From the bedroom door to the

EN SUITE SHOWER ROOM

This spacious en suite has a modern three-piece suite incorporating a large walk-in shower cubicle with shower unit, hand wash basin with mixer tap and low flush W/C. Fully tiled with inset spotlight fittings, extractor fan, chrome heated towel rail, mirrored cabinet and shaver point.

From the entrance hall door to

BEDROOM TWO

11'0" x 6'8"

With double glazed window to the rear elevation enjoying a pleasant garden outlook, electric heater and fitted carpet.

GENERAL

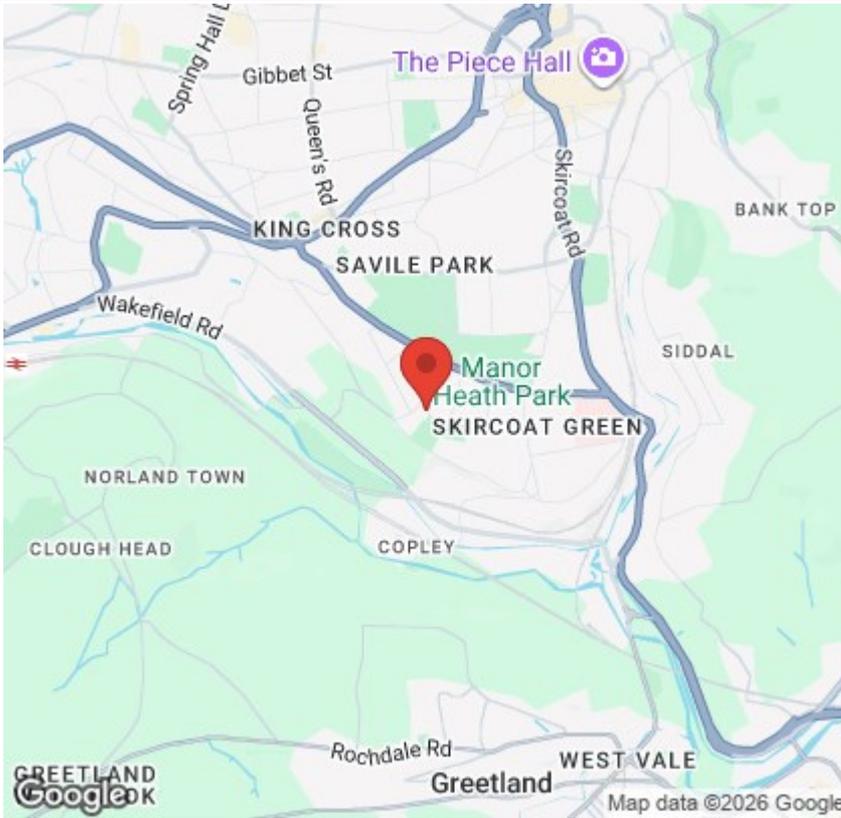
The property is leasehold and is a shared ownership apartment with the vendor owning 75%. The lease is 125 years commencing in 2013 and has an annual ground rent of 300. The present owners pay a service fee which we have been informed verbally by the manager at Ing Royde includes the ground rent, all utilities, 1 warm meal per day, maintenance of integrated appliances, maintenance of the property, window cleaning and communal garden maintenance. Full details of all the monthly expenses and what is included can be obtained by contacting the manager at Ing Royde on 01422 362333. The service Fee is 1,175.50 and this will be reviewed in April 2026. Buyers must not either in part or in full have ownership of any other property whether in this country or abroad. SUITABILITY: Prospective purchasers will be asked to complete application forms to include personal and financial details to be assessed against the charities criteria for ownership.

EXTERNAL DETAILS

Externally, the property enjoys attractive communal gardens and a covered flagged patio area accessed directly from the living room, providing a pleasant outdoor seating space.

TO VIEW

this property is strictly by appointment, please contact the selling agents.



Directions

SAT NAV HX3 OJE

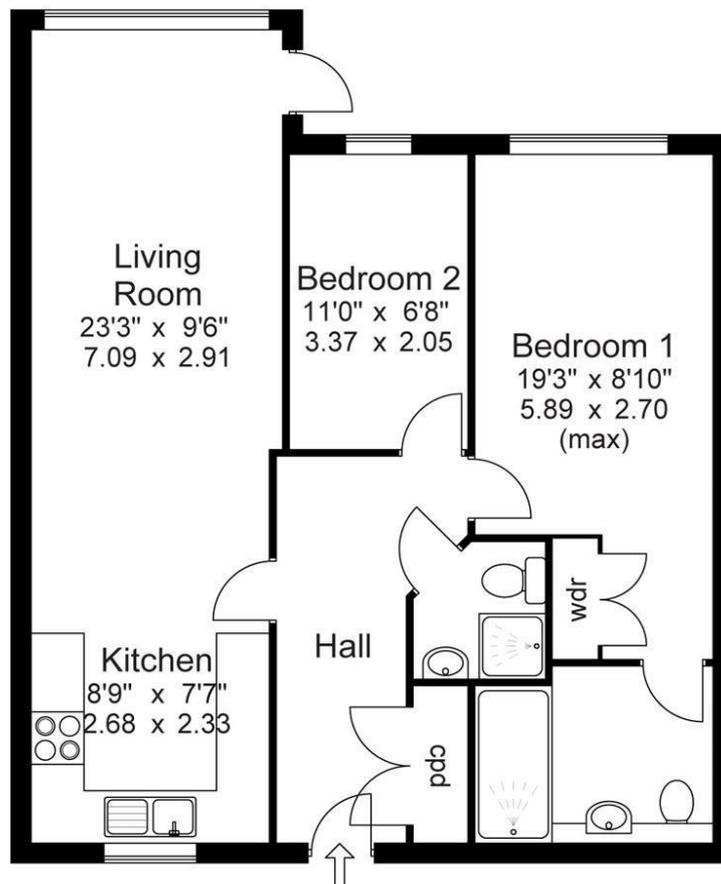
Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 721 Sq. Feet
= 66.9 Sq. Metres



For illustrative purposes only. Not to scale.