



Apt 5 Heatherdene Darcey Hey Lane, Halifax, HX2 7AE

Offers Around £227,500

- : Attractive Penthouse Corner Apartment
- : South Facing Balcony
- : 2 Bathrooms
- : Spacious Integral Garage & Store Room
- : Lift To All Floors
- : Stunning Views
- : Modern Dining Kitchen
- : 2 Double bedrooms
- : Popular & Convenient Location
- : Viewing Essential

Apt 5 Heatherdene Darcey Hey Lane, Halifax HX2 7AE

A STUNNING TWO BEDROOM PENTHOUSE APARTMENT WITH PANORAMIC VIEWS

Apartment 5 Heatherdene is situated in this extremely convenient and sought-after residential location, providing two bedroom attractive accommodation enjoying superb panoramic views.

Just step inside this delightful second floor apartment and you cannot fail to be impressed by the quality of accommodation provided, which briefly comprises: entrance hall, spacious lounge with balcony and stunning views, modern fully fitted dining kitchen with integrated appliances, two double bedrooms (master with en suite), modern bathroom, integral garage, storeroom, UPVC double glazing, gas central heating, and lift access to all floors.

The property is located, in this convenient and popular residential location offering excellent access to both Halifax and Sowerby Bridge as well as the Trans Pennine Road & rail Network linking Manchester & Leeds. Very rarely does an opportunity arise to purchase such an attractive penthouse apartment in this desirable location.



Council Tax Band: C



COMMUNAL ENTRANCE HALL

There is a key code access to the apartment block with individual secure post box. There is an video intercom entry system by the main front door which links direct to the apartment. There is a lift and stairs to all floors

ENTRANCE HALL

Front entrance door opens into a welcoming hallway with inset spotlight fitting to the ceiling. Door to cupboard housing the central heating boiler and providing excellent storage. Further double doors open into a cloaks cupboard with fitted shelving. Telephone intercom entry system, single radiator, and a fitted carpet.

From the Entrance Hall door opens to the

LOUNGE

16'10" x 13'2"

Spacious living room with UPVC double glazed doors opening onto a south-facing balcony, enjoying breath-taking panoramic views. Features include an inset living flame electric fire, two radiators, TV point, and a fitted carpet.

From the Lounge door opens to

DINING KITCHEN

15'9" x 9'9"

Fully fitted with a range of modern white wall and base units, granite work surfaces, and matching splashbacks. Stainless steel single drainer 1.5 bowl sink unit with mixer tap, four-ring halogen hob with extractor canopy, fan-assisted electric oven and grill, integrated microwave, integrated dishwasher, integrated fridge freezer, and plumbing for an automatic washing machine. The kitchen also provides space for a dining table

From the entrance hall door opens to

BEDROOM ONE

17'8" x 10'2"

Spacious double bedroom with fitted wardrobes, bridging units, bedside cabinets, and dressing table with drawers. UPVC double glazed window to the rear elevation, TV point, double radiator, and fitted carpet.

From bedroom one door opens to the

EN SUITE SHOWER ROOM

Modern three-piece white suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, and fully tiled shower cubicle with shower unit. The en suite is fully tiled and has a uPVC double glazed window to side elevation, chrome heated towel rail, and an extractor fan.

From the entrance hall door opens to

BEDROOM TWO

9'1" x 14'8"

A second generous double bedroom with UPVC double glazed window to rear elevation, built-in double wardrobe with overhead storage, double radiator, and a fitted carpet.

From the entrance hall door opens to the

BATHROOM

Modern three-piece white suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, and panelled bath with mixer tap and shower over. The bathroom is fully tiled and has a chrome heated towel rail, fitted carpet, and an extractor fan.

A lift to the lower ground floor opens to a hall with door opening to the

INTEGRAL GARAGE

25'9" x 10'2"

This spacious integral garage has an electric door with the benefit of power and light. It also provides excellent storage facilities.

From the communal hall a door opens to a

STORE ROOM

12'6" x 6'3"

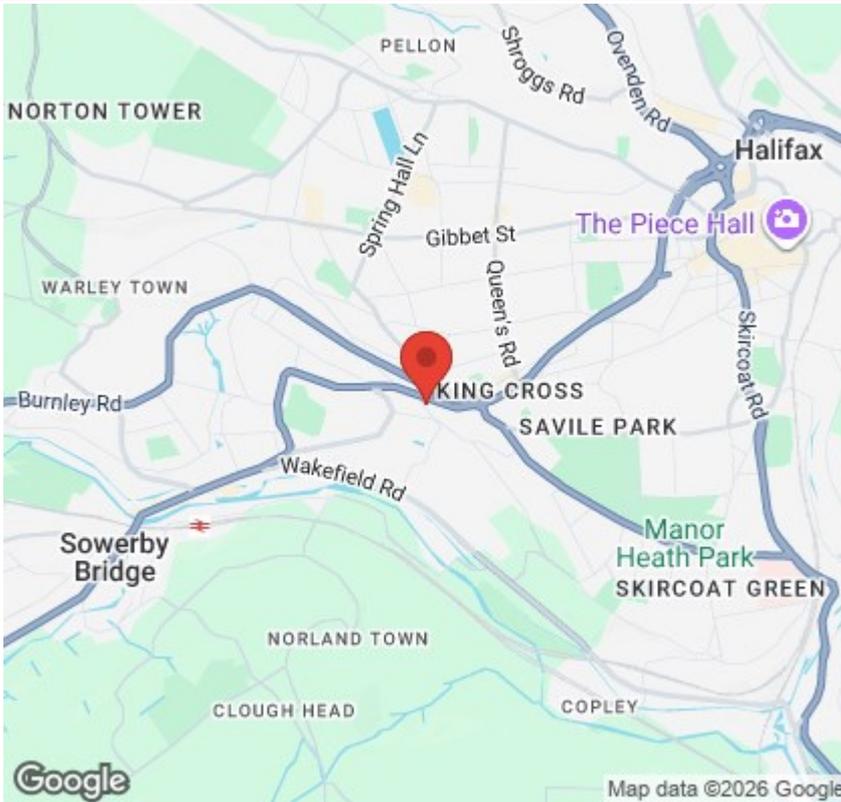
This spacious store room has fitted shelves, light, and provides very useful storage facilities.

GENERAL

The property is Leasehold on a 999 year lease commencing 2009 with a ground rent of 350 per annum and a service charge of 1656 per annum (2024 - 2025) The property has the benefit of all mains of gas water and electric with the added benefit of gas central heating and uPVC double glazing.

EXTERNAL

The apartment has a south facing balcony enjoying superb panoramic views. There is parking for visitors to the rear of the property with an allocated space for each apartment and access to the integral garage. There is a recycling area in the car park along with a hosepipe and an outdoor tap



Directions

SAT NAV HX2 7AE

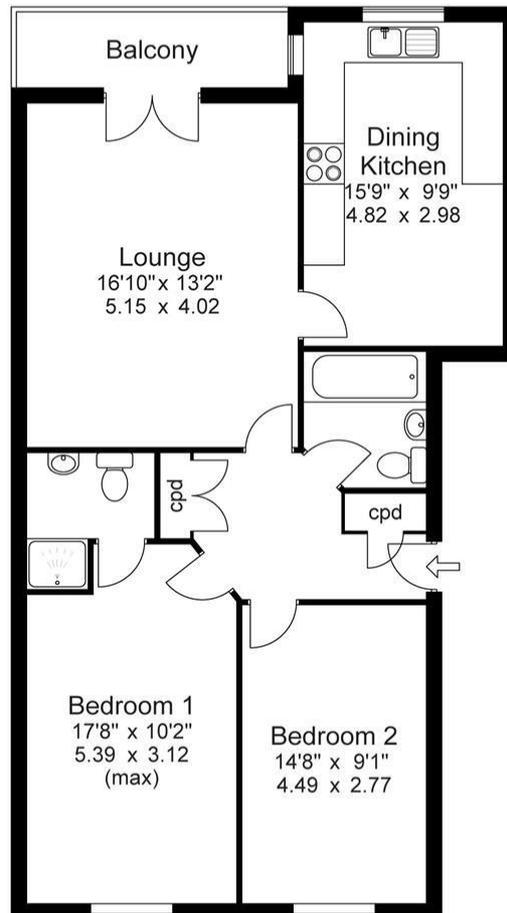
Viewings

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 = 854 Sq. Feet
= 79.4 Sq. Metres



For illustrative purposes only. Not to scale.