



## 1 Simpson Apartments Savile Park, Halifax, HX1 2NJ

Offers Around £130,000

- Highly Desirable & Extremely Convenient Location
- Patio Garden To The Rear
- Easy Access To Halifax Town Centre
- Gas Central Heating & Triple Glazing
- Realistically Priced
- Attractive Ground Floor Apartment
- Designated Parking With Further Parking For Visitors
- Close To Bus Routes
- Easy Access To The Local Amenities Of Savile park & Skircoat Green
- Viewing Strongly Recommended

# 1 Simpson Apartments Savile Park, Halifax HX1 2NJ

Situated in one of Calderdale's premier residential locations within the highly desirable Savile Park area, lies this one bedoomed ground floor apartment providing attractive and spacious accommodation.

Just step inside this delightful home and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, spacious open plan lounge and dining area, modern fitted kitchen, modern bathroom, double bedroom, triple glazing, gas central heating, a garden to the rear, and designated parking.

The apartment provides excellent access to the local amenities of Savile Park and Skircoat Green, as well as easy access to Halifax Town Centre.

Very rarely does an opportunity arise to purchase such a quality ground floor apartment in this sought after location and, as such, an early inspection to view is strongly recommended.



Council Tax Band: A



## ENTRANCE HALL

A front entrance door opens into the entrance hall with fitted carpet and one single radiator. There is a boiler cupboard with fitted shelves above and a further cupboard providing useful storage facilities.

From the entrance hall door opens to the

## LIVING ROOM

18'4" (max narrowing to 19'0") x 14'7"

This attractive living space has triple glazed windows to the rear elevation with French doors opening onto the flagged rear garden. There are two double radiators, one television point and a fitted carpet.

From the living room through to the

## KITCHEN

8'0" x 7'1"

With wall and base units incorporating matching work surfaces and a stainless steel single drainer sink unit with mixer tap. Appliances include a four ring gas hob with extractor in pull-out canopy above and electric oven beneath. There is plumbing for an automatic washing machine and plumbing for a dishwasher. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls.

From the entrance hall door opens to the

## BATHROOM

This modern bathroom is fitted with a white three piece suite incorporating a pedestal wash basin, low flush WC and large walk-in shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing ducor to the remaining walls, one single radiator and an extractor fan.

From the entrance hall door opens to

## BEDROOM

11'4" x 10'7"

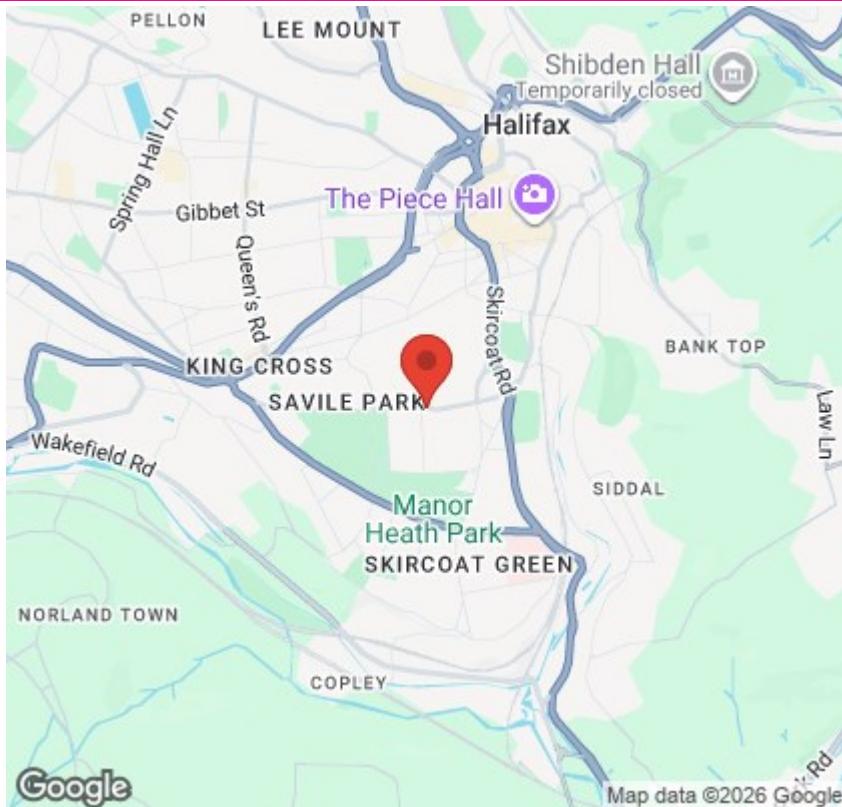
This double bedroom has fitted bedroom furniture to two walls incorporating built-in wardrobes, fitted drawers, two bedside cabinets and fitted shelves. There is a triple glazed window to the front elevation, one double radiator and a laminate wood floor.

## GENERAL

The property is leasehold on a 999 year lease commencing in 2005. The ground rent is £150 per annum and the service charge is £1020.96 per annum. The property has the benefit of all mains services of gas, water, and electric with the added benefits of triple glazing and gas central heating.

## EXTERNAL

To the front of the property there is a small gravelled area with a flagged path. To the rear there is a flagged patio garden. The property also benefits from a designated parking space with further parking for visitors and communal gardens.



## Directions

SAT NAV HX1 2NU

## Viewings

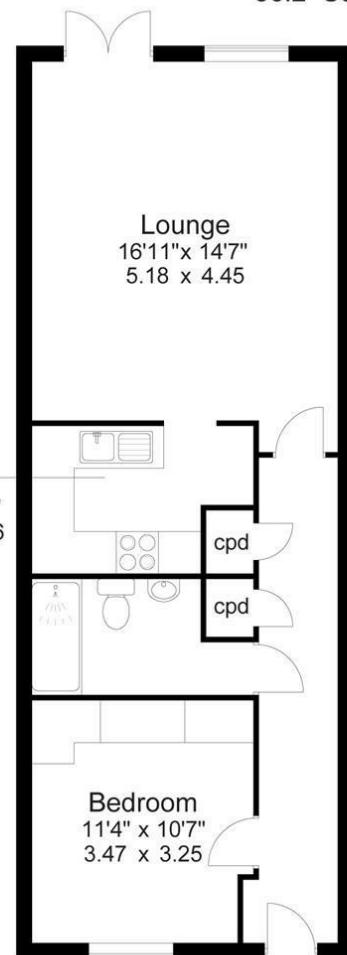
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

C

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	69	72
EU Directive 2002/91/EC		

Approx Gross Floor Area = 605 Sq. Feet  
= 56.2 Sq. Metres



For illustrative purposes only. Not to scale.