



Apartment 16,, The Hub, Caygill Terrace, Halifax, HX1 2NF

Offers In The Region Of £105,000

- : Attractive First Floor Apartment
- : Two Bathrooms
- : Secure Gated Parking with Designated Space
- : Easy Access to M62
- : Chain Free & Realistically Priced
- : Two Bedrooms
- : Open Plan Living Room & Modern Kitchen
- : Easy Access to Halifax Town Centre
- : Views to the front and close to Savile Park & Skircoat Green
- : Viewing Essential

The Hub, Caygill Terrace, Halifax HX1 2NF

Situated in this extremely convenient and popular residential location lies this attractive modern first floor apartment providing two bedroomed accommodation with the benefit of 2 bathrooms.

An internal inspection is essential to fully appreciate the accommodation provided, which briefly comprises an entrance hall, living room with open plan modern fitted kitchen, two bedrooms (the master having an en suite shower room), and a house bathroom, secure gated parking, UPVC double glazing and electric heating.

The property provides excellent access to Halifax town centre and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds as well as providing easy access to the local amenities of Savile Park and Skircoat Green.

This delightful apartment is being offered for sale at this realistic asking price and as such an early appointment to view is strongly recommended.



Council Tax Band: B



ENTRANCE HALL

The front entrance door opens into the entrance hall with intercom telephone system. There is a fitted carpet and a door to a useful utility cupboard housing the cylinder tank, plumbing for an automatic washing machine and additional storage facilities.

From the entrance hall a door opens to the

LIVING ROOM

18'8" x 10'11"

This light and spacious living room enjoys UPVC double glazed French doors opening onto a Juliet balcony, with UPVC double glazed floor-to-ceiling windows to either side, providing an open aspect and allowing ample natural light. The room benefits from a TV point, one radiator and a fitted carpet.

from the living room through to the

KITCHEN

10'11" x 6'2"

The kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces, a single drainer sink unit with mixer tap, a four ring electric hob with stainless steel extractor canopy above, and an electric oven beneath with matching stainless steel splashback. There is an integrated fridge freezer. The kitchen is tiled around the work surfaces with complementary colour schemes to the remaining walls, inset spotlight fittings to the ceiling and a matching floor finish.

From the entrance hall a door opens to

BEDROOM TWO

12'1" x 7'3"

Bedroom two has a UPVC double glazed window to the front elevation, one radiator and a fitted carpet.

From the entrance hall door opens to the

BATHROOM

The bathroom is fitted with a modern white three piece suite incorporating a hand wash basin with mixer tap, low flush W/C and a panelled bath with mixer shower tap. The bathroom is extensively tiled around the three piece suite with complementary colour schemes to the remaining walls. There are inset spotlight fittings to the ceiling, a chrome heated towel rail and an inset mirror.

From the entrance hall a door opens to

BEDROOM ONE

13'11" x 9'4"

This main double bedroom has a UPVC triple glazed window to the front elevation, one radiator and a fitted carpet, and provides access to the

EN SUITE SHOWER ROOM

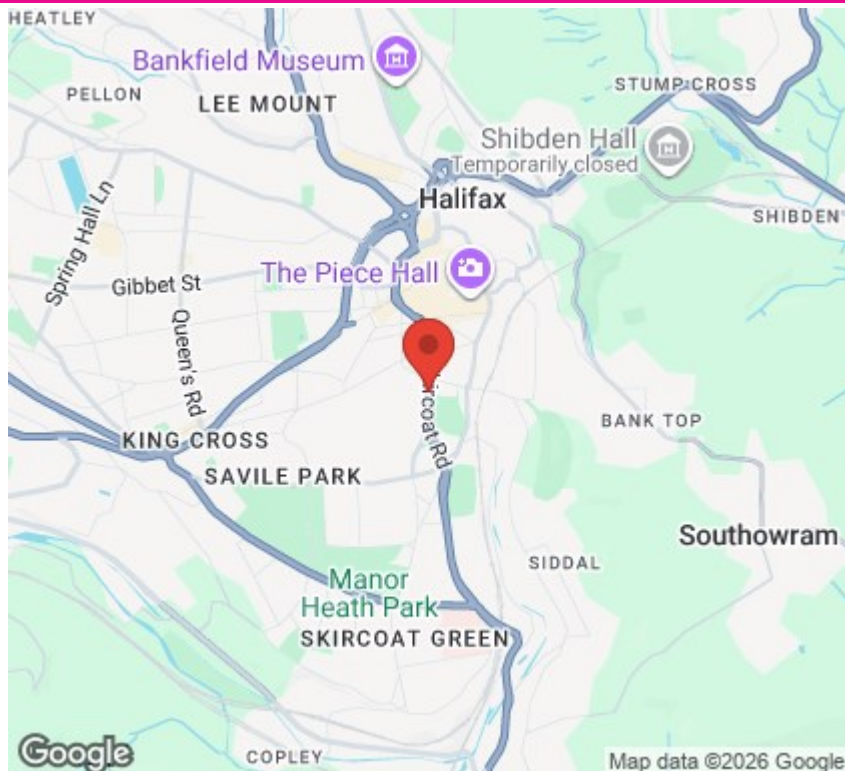
The en suite is fitted with a modern white three piece suite incorporating a hand wash basin with mixer tap, low flush W/C and a fully tiled shower cubicle with shower unit. The en suite is extensively tiled around the three piece suite with complementary colour schemes to the remaining walls, inset spotlight fittings to the ceiling, an inset mirror and a chrome heated towel rail.

GENERAL

The property is leasehold. Further lease details, service charge information and council tax banding are to be confirmed.

EXTERNAL

The property is situated within a secure gated community and benefits from a designated parking space together with additional visitor parking.



Directions

SAT NAV HX12NF

Viewings

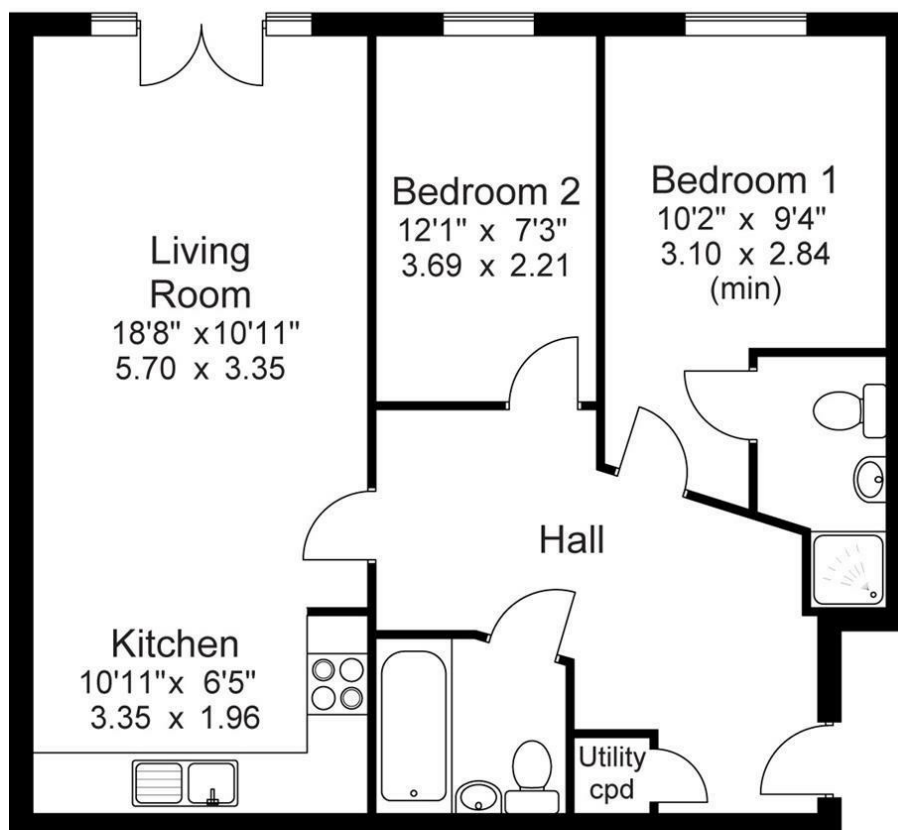
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	88
(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 = 698 Sq. Feet
= 64.9 Sq. Metres



For illustrative purposes only. Not to scale.