



2 Crossley Apartments Haworth Close, Savile Park, Halifax, HX1 2NP

Offers Around £250,000

- : Superb Ground Floor Apartment
- : Easy Access To Halifax Town Centre
- : Quality Fixtures & Fittings
- : Designated Parking Right In Front
- : Modern Kitchen & Bathroom
- : Highly Desirable & Convenient Location
- : Extremely Attractive Accommodation
- : Garden To The Rear
- : Period Features
- : Viewing Essential

2 Crossley Apartments Haworth Close, Halifax HX1 2NP

Situated in this highly desirable and much sought after residential location on the outskirts of Savile Park, lies this spacious two bedroomed ground floor apartment providing attractive modern living accommodation. The property has been completely renovated by the present owner and has an entrance hall, modern fully fitted open plan dining kitchen, a spacious lounge with French doors opening onto a private patio garden, a modern bathroom, and two double bedrooms with built in wardrobes. This delightful apartment has the benefit of designated parking right outside the front door with further parking for visitors and the added benefit of gas central heating and double glazing. The property provides easy access to the local amenities of Savile Park and Skircoat Green and is within walking distance of Halifax Town Centre. This truly is a superb ground floor apartment and as such an early appointment to view is essential.



2



1



1



C

Council Tax Band: C



ENTRANCE HALL

The entrance hall has been partially panelled with complementing colour scheme to the remaining walls. one single radiator and a fitted carpet. A door opens to a boiler room providing useful storage and drying facilities and houses the central heating boiler fitted 2022. A panelled door opens into a cloaks cupboard with hanging facilities and useful storage space.

From the Entrance Hall a panelled door opens into the

DINING KITCHEN

13'1" x 12'11"

This stunning kitchen is fitted with a range of modern handle less wall and base units incorporating matching quartz work surfaces with single drainer stainless steel sink unit with mixer tap, four ring induction hob fan assisted double oven and grill, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, and a walnut breakfast bar. The kitchen has matching splash backs with complementing colour scheme to the remaining walls and a matching polished walnut veneered floor floor. The kitchen has concealed lighting, exposed brickwork to one wall and one double radiator.

From the Kitchen a stone arch leads through to the

LOUNGE

17'5" x 13'10"

This spacious lounge has exposed stone work to one wall, double glazed floor to ceiling windows to the rear elevation and a door opening onto the flagged patio garden. To one wall there is a feature enclosed modern living flame fire incorporating heater with wall mounted Tv point above and built in cupboards providing useful storage. Modern vertical radiator, and a fitted carpet

From the entrance hall door to

BEDROOM ONE

12'0" x 10'9"

With double glazed floor to ceiling windows to the front elevation, to one wall there are built-in wardrobes, two with mirrored doors, fitted shelves, and a feature wall with slim oak panels Exposed brick work to one wall, one telephone point, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

BATHROOM

With modern white three piece suite comprising hand wash basin in vanity unit, low flush W/C and a large walk in shower cubicle with rainfall and hand held shower units. The bathroom is extensively tiled with complementing colour scheme to the remaining walls and a matching tiled floor,. Modern radiator.

From the Entrance Hall a panelled door opens into

BEDROOM TWO

12'7" x 12'2"

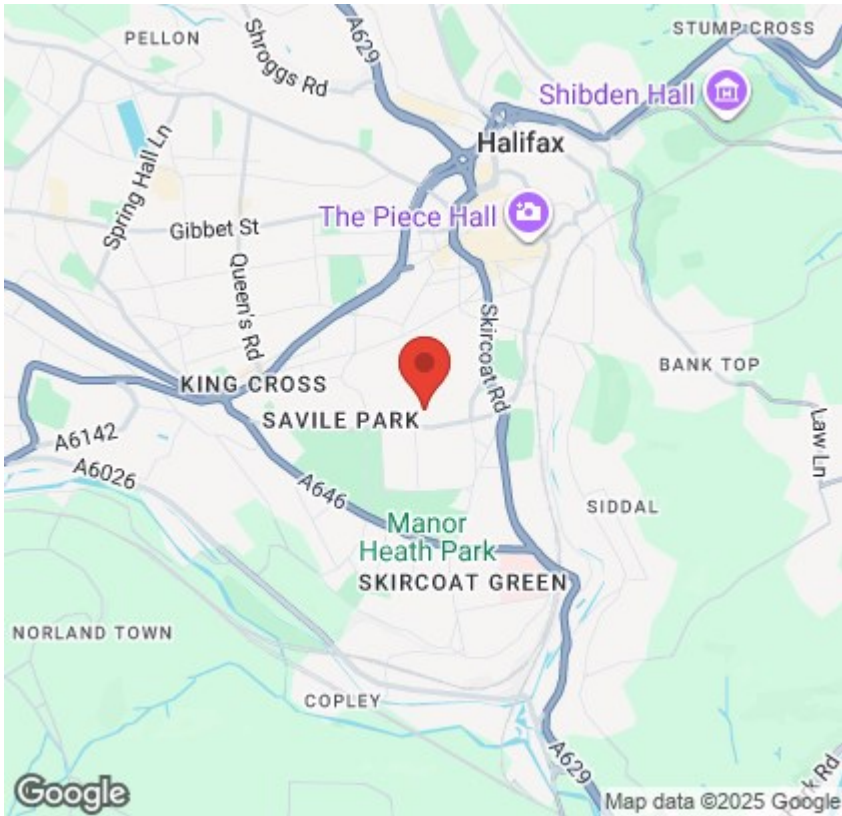
This second double bedroom has a large double glazed window to the front elevation, and exposed brickwork to one wall. This double bedroom is fitted with floor to ceiling wardrobes with sliding mirrored doors, one TV point, one double radiator and a fitted carpet. The bedroom is partially panelled with complementing colour scheme to the remaining walls

GENERAL

The property is leasehold on a 999 year lease commencing in 2005 with a ground rent of 150 pa and a service charge of 1497 per annum. The property has the benefit of all mains services gas, water and electric with the added benefit of double glazing and gas central heating. The property is in Council tax Band C

EXTERNAL

To the front of the property there is a designated parking space with further parking for visitors. To the rear of the property there is a private flagged patio garden, with lawned area and flower bed..



Directions

SAT NAV HX1 2NP

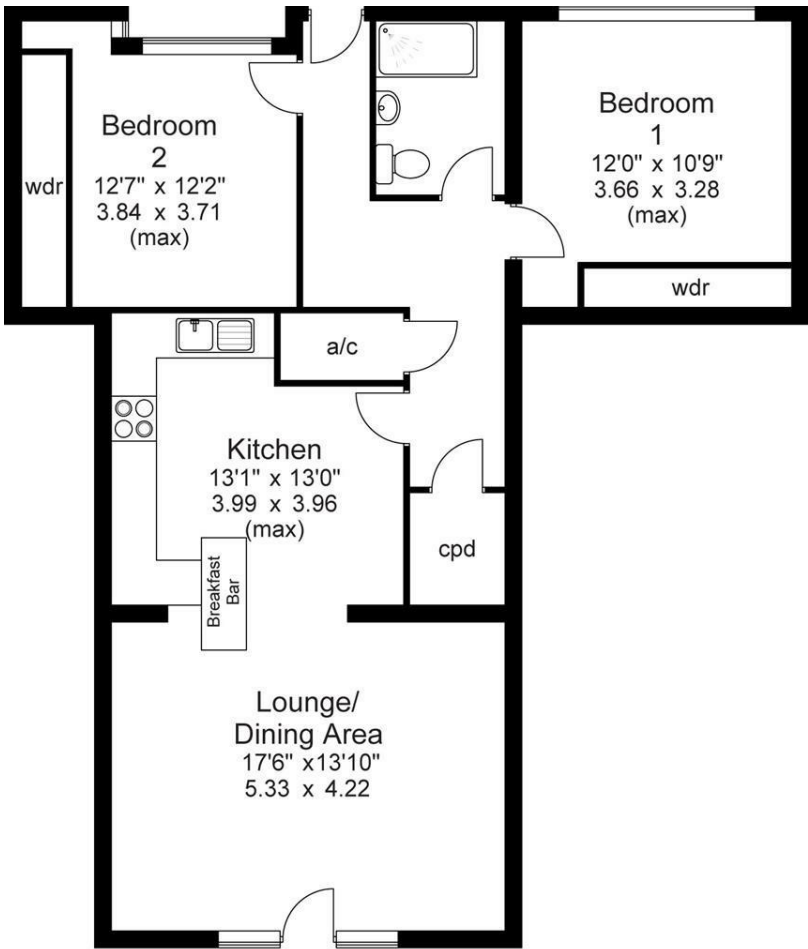
Viewings

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	75	76
(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	



For illustrative purposes only. Not to scale.