



## APARTMENT 12 HEATHERDENE DARCEY HEY LANE, PYE NEST

Situated in this highly desirable and extremely convenient residential location, lies this, two bedroomed penthouse apartment, providing deceptively spacious and attractive accommodation. This south facing property enjoys superb panoramic views to the rear and has a south facing balcony. This superb apartment briefly comprises of an entrance hall, spacious lounge, modern fully fitted dining kitchen, two double bedrooms, master with en suite, bathroom, integral garage, storeroom, uPVC double glazing and gas central heating. The property provides excellent access to Halifax and Sowerby Bridge and easy access to the M62 motorway network. The property is being offered for sale at this realistic asking price and an early appointment to view is absolutely essential to fully appreciate this superb apartment.

Price Guide: 0/0 £240,000



There is a communal Entrance Hall with lifts to all floors. The apartment is on the second floor.

The front entrance door opens into the

### ENTRANCE HALL

With intercom video telephone entry system, double doors to cloaks cupboard providing useful storage facilities, one single radiator and inset spotlight fittings.

From the Entrance Hall a door opens into the

### SPACIOUS LOUNGE 5.20m x 4.60m



With uPVC double glazed French doors opening onto a south facing balcony and enjoying breathtaking panoramic views over the Ryburn Valley. Two single radiators, one TV point, and a fitted carpet.

From the Lounge a door opens into the

### MODERN FITTED DINING KITCHEN 4.83m x 2.94m



With modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring halogen hob

with extractor in canopy above and fan assisted electric oven and grill, integrated fridge freezer, integrated washer dryer and an integrated dishwasher. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. This spacious kitchen has uPVC double glazed windows to the front and side elevations taking full advantage of the superb panoramic views this property enjoys, laminate wood floor, wall mounted TV point and one double radiator.



From the Entrance Hall a door opens to the

### MASTER BEDROOM 5.41m max x 3.11m



This spacious double bedroom has a uPVC double glazed window to the rear elevation, built-in bedroom furniture comprising wardrobes, bridging units, corner bedside cabinets and a dressing table with fitted drawers, one double radiator and a fitted carpet.

From the Bedroom a door opens to the



### EN SUITE SHOWER ROOM



It has a modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap and mirror above, 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 the side elevation and a chrome heated towel rail/radiator.

From the Entrance Hall a door opens into

### BATHROOM



Being fitted with a modern white 3-piece suite comprising a hand wash basin in a vanity unit, low flush wc and a panelled bath with mixer shower tap. The bathroom is fully tiled with a matching floor and an extractor fan.

### BEDROOM TWO 2.73m x 4.50m

This second double bedroom has a uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

### DIRECTIONS

Sat Nav HX2 7AE



From the Entrance Hall a door opens to the

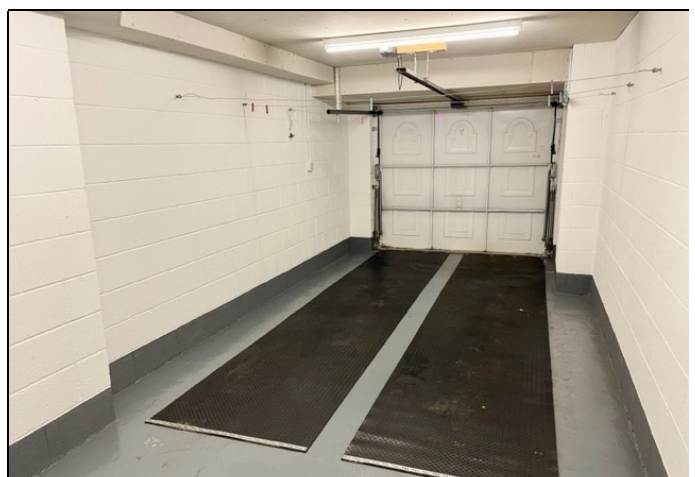
### GENERAL

The property is Leasehold on a 999-year lease commencing 2009. The ground rent is £350 per annum with a service charge of £157 per month (This figure is correct as of April 2023).

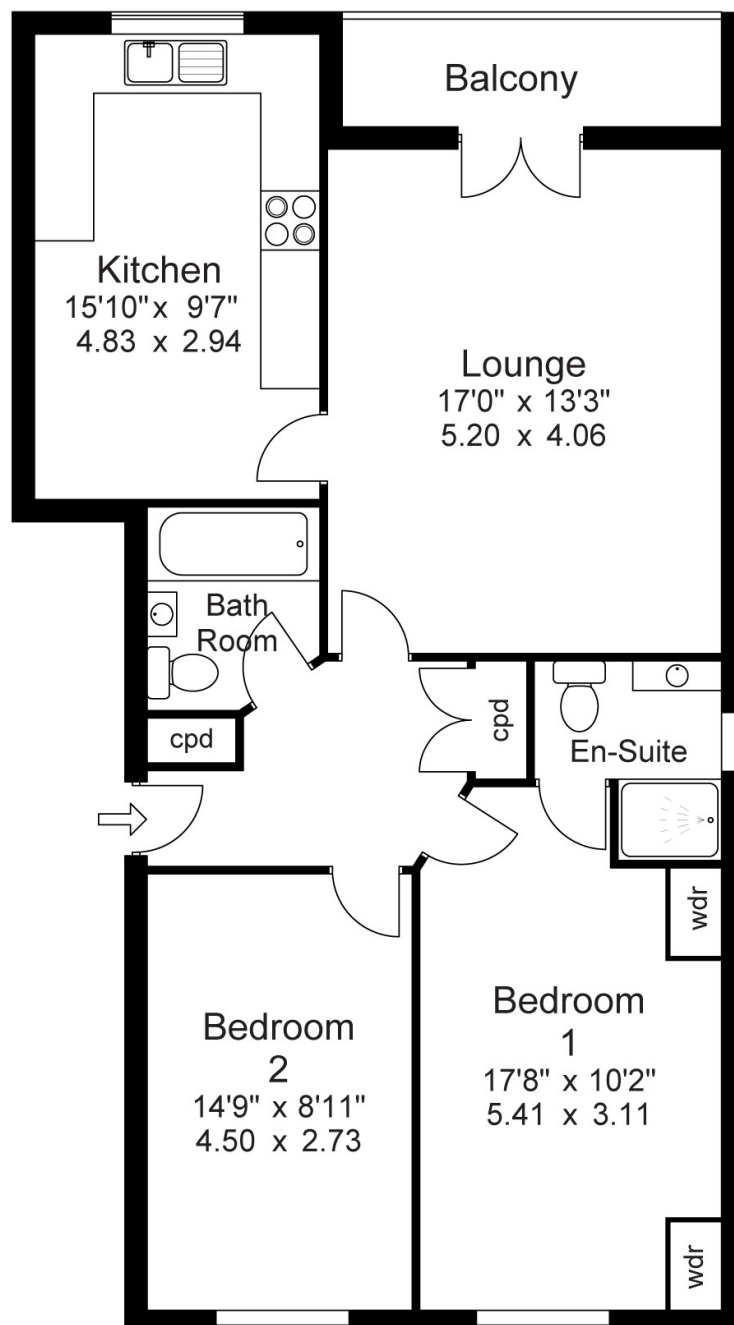
### EXTERNAL



The property has a large single garage with electric up and over door, power and light. There is also a large storeroom providing excellent storage facilities.



Approx Gross Floor Area = 845 Sq. Feet  
= 78.5 Sq. Metres



For illustrative purposes only. Not to scale.

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