



1 GRANGE PARK SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations within the heart of Savile Park and Skircoat Green, lies this ground floor two bedroomed apartment providing attractive accommodation. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the accommodation provided. The property briefly comprises of an entrance vestibule, L shaped lounge and dining area, fitted kitchen, two bedrooms (master with en suite shower room), bathroom, gardens, garage, double glazing and gas central heating. The property provides excellent access to the local amenities of Savile Park and Skircoat Green as well as easy access to Calderdale Royal Hospital, Halifax town Centre and the M62 road network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a ground floor apartment in this sought after development and an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £210,000

The front entrance door opens into the

ENTRANCE VESTIBULE

With double glazed window to the side elevation, coat hanging facilities, and a glass panelled door opening into the

LOUNGE AND DINING AREA 6.46m max narrowing to 3.92m x 5.81m

LOUNGE AREA



With feature stone and marble fireplace with coal effect living flame fire, double glazed window to the front elevation, one double radiator, one telephone point, one TV point and a fitted carpet.

DINING AREA



With double glazed window to the side elevation, one double radiator and a fitted carpet.

From the Dining Area a panelled door opens into the

KITCHEN 2.42m x 3.25m



The kitchen is fitted with a range of wall and base units incorporating matching work surfaces with stainless steel sink unit with mixer tap, four ring halogen hob with extractor above, integrated Bosch oven and grill and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed window to the front elevation, glass panelled side entrance door, one double radiator and an Ideal central heating boiler.

From the Lounge a panelled door opens into the

HALL

With door to cupboard providing useful storage facilities, double doors open to a further cupboard housing the cylinder tank and providing storage facilities.

From the Hall a panelled door opens to

BEDROOM ONE 3.32m x 3.52m



This double bedroom has a double-glazed window to the rear elevation, built-in wardrobes to one wall with dressing table, one single radiator and a fitted carpet.

From the Bedroom a door opens to

EN SUITE SHOWER ROOM

With three-piece suite in Whisper Pink shade comprising pedestal wash basin, low flush WC and shower cubicle with Mira Sport electric shower unit, one single radiator and an extractor fan.

From the Hall a panelled door opens into

BEDROOM TWO 2.55m x 3.04m



With double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the Hall a panelled door opens into

BATHROOM



With three piece coloured suite in Sunkist shade comprising pedestal wash basin, low flush WC and a panelled bath. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, double glazed window to the side elevation and one single radiator.

GENERAL

The property is Leasehold on a 999-year lease commencing 1987. There is no ground rent, and the service charge is £800 per annum (2023) It has the benefit of all mains services gas, water and electric with the added benefit of double glazing and gas central heating. The council tax band is E.

EXTERNAL



To the front of the property there is a rockery garden with mature plants, shrubs and flowers. There is a flagged path leading to the front entrance door and a flagged patio area. To the side of the property there is a small lawned area and access to the single garage which has an up and over door, power and light. External water tap.



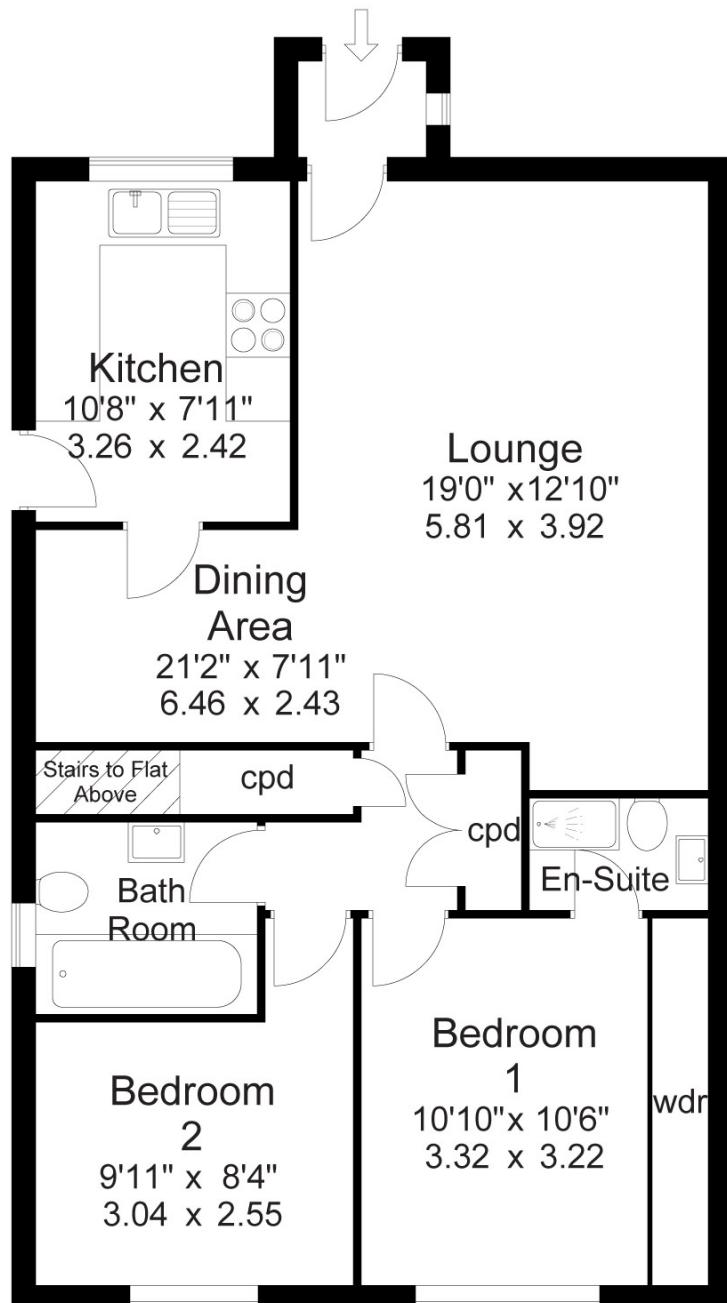
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co no 01422 349222.

DIRECTIONS

Sat Nav HX3 0JS

Approx Gross Floor Area = 739 Sq. Feet
= 68.51 Sq. Metres



For illustrative purposes only. Not to scale.