



## 5 RICHMOND HOUSE APARTMENTS SAVILE PARK, HALIFAX

Situated in this highly desirable and much sought-after residential development lies this superb one bedroomed duplex apartment providing a most attractive and well-presented property which has a wealth of charm and character. Just step inside this delightful apartment and you cannot fail to be impressed by the attractive accommodation provided which has retained period features such as the arched stone windows to the ground floor. The property has the benefit of quality fixtures and fittings and briefly comprises an entrance hall, open plan lounge dining area with modern fitted kitchen, modern bathroom, a double bedroom, a designated parking space and a private flagged patio to the side. This delightful apartment is situated in Savile Park and provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax Town centre. Very rarely does the opportunity arise to purchase such a delightful apartment in this complex and as such an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £119,995



The front entrance door with double glazed floor to ceiling window to one side opens into the

### ENTRANCE HALL



With spindled staircase with gallery leading to first floor accommodation, electric wall mounted heater, door to under the stairs store cupboard providing excellent storage facilities

From the Entrance Hall a panelled door opens to the

### OPEN PLAN LOUNGE DINING AREA AND KITCHEN 9.60m x 2.57m

This delightful light and airy room has three distinct areas

#### LOUNGE



With two large semi-circular period stone arched windows to the side elevations with double glazed units providing this room with its light and spacious aspect, one TV point and a fitted carpet.

### DINING AREA



With a large stone arched window to the side elevation with double glazed units, wall mounted electric radiator, and a fitted carpet.

### MODERN FITTED KITCHEN



Being fitted with a range of modern white wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, integrated washing machine, integrated dishwasher, integrated fridge freezer and built in wine rack. This attractive modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor.

From the Entrance Hall a spindled staircase with fitted carpet leads to a

### GALLERIED LANDING

With fitted carpet. From the Landing a panelled door opens into the



## MODERN BATHROOM



With modern white three-piece suite comprising pedestal basin with mixer tap, low flush WC and panelled bath with mixer shower unit. This attractive modern bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, large inset mirror, chrome heated towel rail/radiator, Dimplex electric wall mounted heater and a Karndeen floor.

From the bathroom a panelled door opens into a

## STOREROOM

With cylinder tank and excellent storage facilities.

From the Landing a panelled door opens into the

## DOUBLE BEDROOM 4.82m x 2.88m



With six double glazed windows to the side elevations providing this room with its light and spacious aspect. Built-in wardrobes to one wall, one TV point, electric radiator, and a fitted carpet.



## GENERAL

The property is Leasehold on a 999-year Lease commencing October 2006. The service charge is £125.59 per calendar month with a ground rent of £150 per annum payable in two instalments. The apartment has mains electric and water with the added benefit of electric radiators and double glazing.

## EXTERNAL



To one side and the front of the property there is a private flagged patio area with a communal garden to the remaining side of the property and one designated parking space with further parking available for visitors

## TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

## DIRECTIONS

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