



3 BISHOPDALE COURT SAVILE PARK, HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this two bed roomed, ground floor apartment, providing attractive accommodation within this modern apartment development. The property provides excellent access to the local amenities of Savile Park and Skircoat Green as well as easy access to Halifax town centre. The property briefly comprises an entrance hall, open plan modern fitted kitchen, and living room, two bedrooms, one with en suite shower room, bathroom, designated parking, communal gardens, uPVC double glazing and gas central heating. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: O/A £130,000

The front entrance door opens into the

ENTRANCE HALL

With one single radiator, door to cloaks cupboard providing excellent storage facilities.

From the Entrance Hall a door opens into

BEDROOM TWO 2.70m x 4.30m



This second bedroom is currently used as a lounge and has a uPVC double glazed window to the rear elevation, inset wall mounted electric fire, cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a panelled door opens into the

LIVING ROOM AND KITCHEN 4.11m x 3.19m

LIVING ROOM



With uPVC double glazed French doors opening to stairs leading down to the communal gardens and a further uPVC double glazed window to the side elevation providing this room with a light and spacious aspect. Cornice to ceiling, tiled floor, and one double radiator.

KITCHEN



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above, fan assisted electric oven, plumbing for an automatic washing machine and dishwasher, and an integrated fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor.

From the Entrance Hall a panelled door opens into

BEDROOM ONE 3.73m x 2.76m



This double bedroom has a uPVC double glazed window to the front elevation. There are sliding doors to built-in wardrobe facilities running the length of one wall, one double radiator and a fitted carpet.

From the Bedroom a panelled door opens to the

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and shower cubicle with Mira shower with overhead and handheld shower units, uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator

and a tiled floor. Vailant combination boiler.



From the Entrance Hall a door opens to the

BATHROOM



With three-piece suite comprising disabled facility bath with shower, hand wash basin with mixer tap in vanity unit and a low flush WC. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, door to cupboard providing excellent storage facilities.

GENERAL

The property is Leasehold on a 999-year Lease commencing 2004, service charge is £78 per calendar month and a ground rent of £125 per annum reviewed in 2054. The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

EXTERNAL



There are communal gardens and a designated parking space with further parking available for visitors.



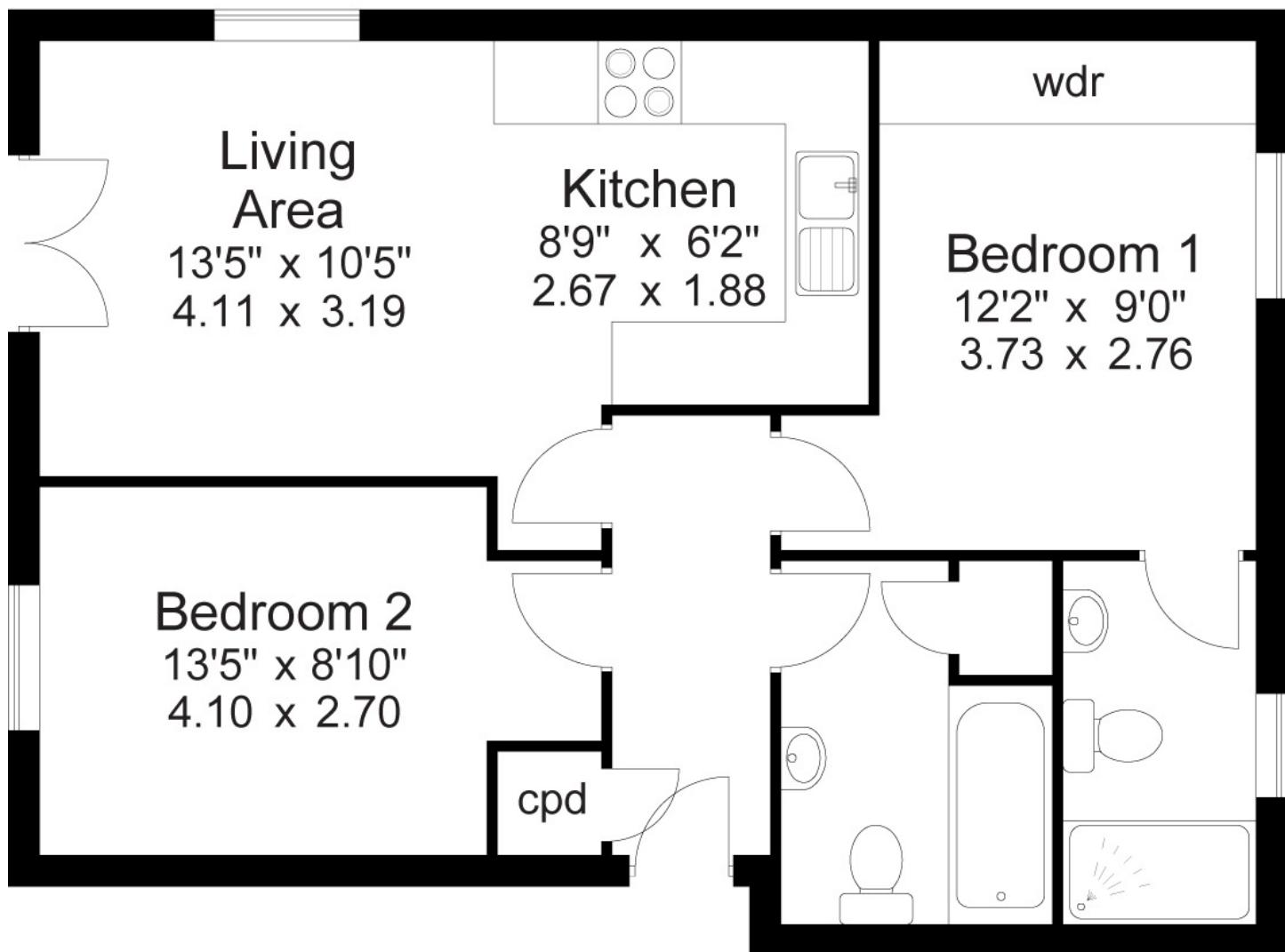
TO VIEW

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

DIRECTIONS

Sat Nav HX1 2QD

Approx Gross Floor Area = 590 Sq. Feet
= 54.8 Sq. Metres



For illustrative purposes only. Not to scale.