



18 MARKHAM MOUNT ROCHDALE ROAD, PYE NEST

Situated in this highly desirable and extremely convenient residential location lies this delightful two bedroomed penthouse apartment providing attractive and spacious accommodation. This delightful spacious apartment enjoys breathtaking panoramic views from its elevated and commanding position. The property briefly comprises an entrance hall, spacious open plan lounge with dining area and a modern fully fitted kitchen with appliances, two double bedrooms, master with en suite shower room, bathroom, integral garage, uPVC double glazing, gas central heating and a communal garden. The property provides excellent access to Halifax and Sowerby Bridge as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. An internal inspection is absolutely essential to fully appreciate the accommodation provided.

Price Guide: 0/0 £230,000

There is a lift and stairs to all floors. The entrance door to apartment 18 opens into the

ENTRANCE HALL

With video telephone entry system, one double radiator, central heating thermostat, and a fitted carpet. From the Entrance Hall a door opens into the

OPEN PLAN LOUNGE, DINING AREA, AND KITCHEN

LOUNGE AND DINING AREA 6.85m x 4.34m



With angular bay window to the front elevation incorporating uPVC double glazed windows enjoying breathtaking views down the Calder Valley. There are two further uPVC double glazed windows providing this room with its light and spacious aspect, two double radiators, one TV point and a fitted carpet.



KITCHEN 2.92m x 3.03m

This modern fully fitted kitchen has fitted wall and base units incorporating matching work surfaces with a single drainer 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above, fan assisted electric oven and grill, integrated fridge freezer, integrated dishwasher and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls.



From the Entrance Hall a door opens to

BATHROOM



With modern white three-piece suite comprising hand wash basin with mixer tap, low flush WC in vanity unit and a panelled bath with shower unit. The bathroom is fully tiled and has a chrome heated towel rail, extractor fan and a fitted carpet. From the Hall a door opens into

BEDROOM TWO 3.18m x 2.89m



With uPVC double glazed windows to the rear elevation, one double radiator and a fitted carpet. From the Hall a door opens to the

MASTER BEDROOM 3.96m x 4.02m max narrowing to 3.28m



With uPVC double glazed window to the rear elevation, one double radiator, door to cupboard providing useful storage facilities, and a fitted carpet. From the Bedroom a door opens to the



EN SUITE SHOWER ROOM



With white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and fully tiled shower cubicle with shower unit. The en suite is fully tiled and has a chrome heated towel rail/radiator, extractor fan and a fitted carpet.

DOUBLE LENGTH INTEGRAL GARAGE 10.69m x 3.05m

This spacious garage has an electric door, power, and light. It provides excellent storage facilities.

GENERAL

The property is leasehold on a 199-year lease commencing 2008. The service charge is £170 per calendar month (2023), and a ground rent of £300 per annum.

EXTERNAL



The property lies within a secured gated community, integral garage, further parking facilities, and communal gardens.

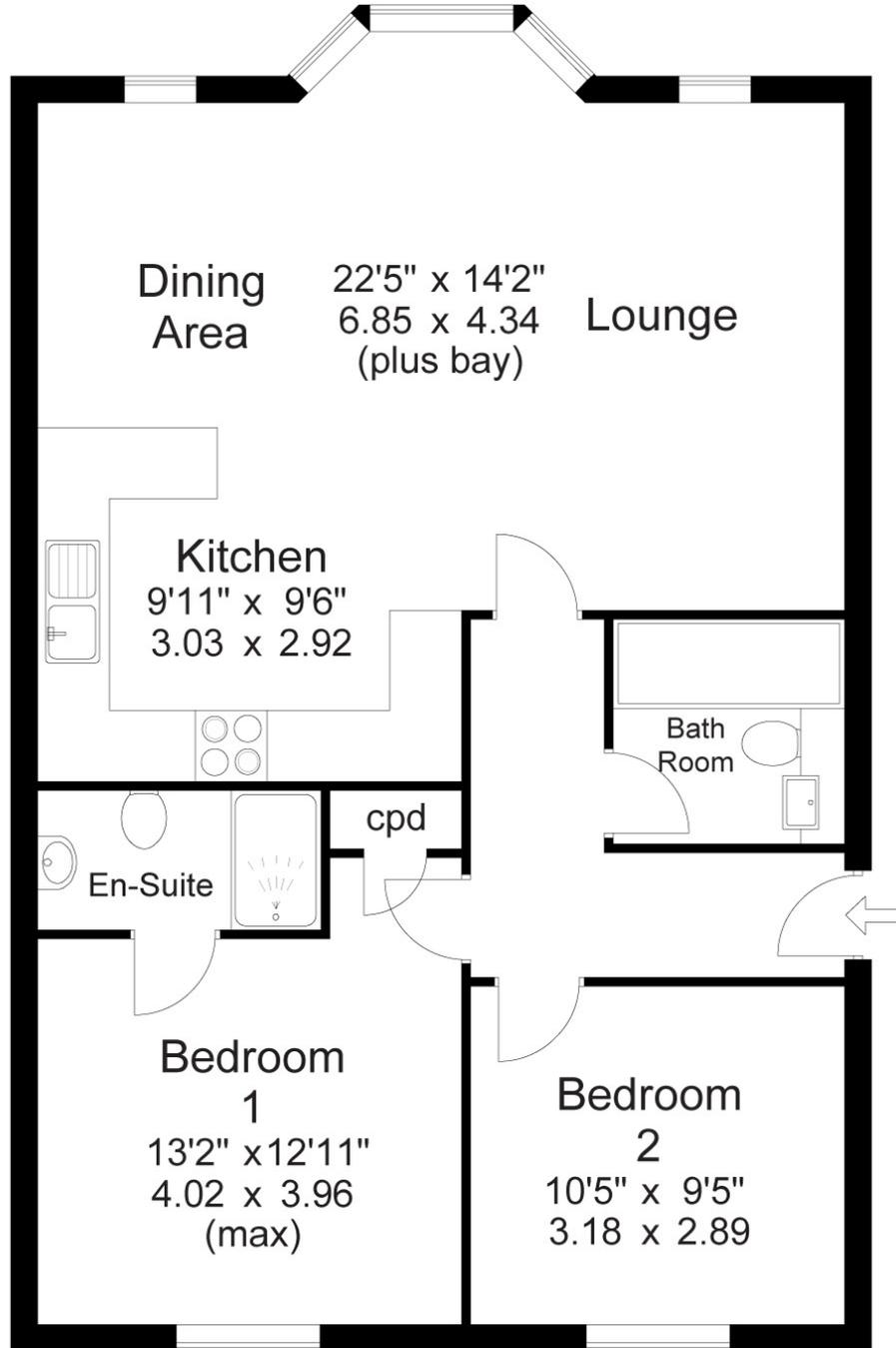
TO VIEW

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

DIRECTIONS

Sat Nav HX2 7JB

Approx Gross Floor Area = 786 Sq. Feet
= 72.86 Sq. Metres



For illustrative purposes only. Not to scale.

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