



**Ingwood Parade, Greetland, HX4 8DE**  
**£130,000**

**E&H** Edkins Holmes  
ESTATE AGENTS

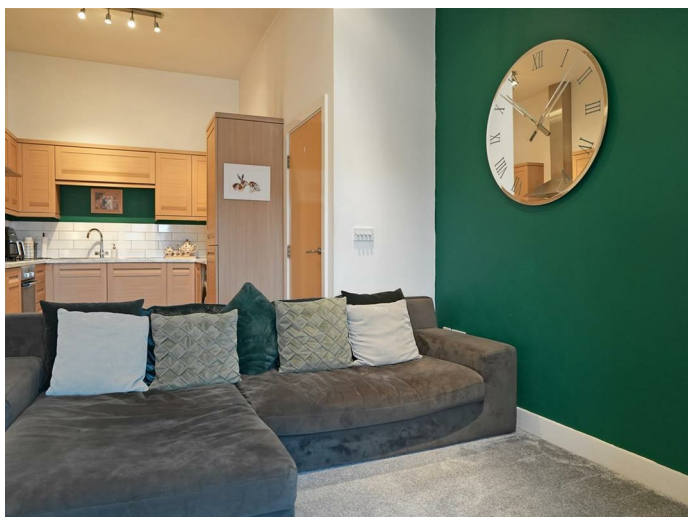


Nestled in the charming area of Greetland, Halifax, this delightful two-bedroom apartment on Ingwood Parade offers a perfect blend of comfort and convenience. With views of the valley which is sun-facing for summer evenings, this property is ideal for first-time buyers or those seeking a low-maintenance lifestyle, this property is designed to meet the needs of modern living.

Upon entering, you are greeted by a spacious and inviting living area. The layout is thoughtfully designed, providing ample space for relaxation and entertaining. The well-appointed kitchen is equipped with essential appliances and offers a practical space for culinary pursuits.

The two bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. Each room is designed to maximise space, ensuring a comfortable environment. The apartment also features a contemporary bathroom, complete with modern fixtures and fittings. The added bonus is the property is a top floor apartment so high ceilings give it a spacious feel with no neighbours above, meaning it is quiet and peaceful.

The property is within walking distance of local amenities and primary schools, on bus routes for local secondary schools and within a few minutes drive of the M62 corridor. Do not miss the chance to make this lovely apartment your new home.



Communal Entrance

Accessed via intercom. Lift and stairs to other floors.

Entrance Hall

Storage cupboard. Door to front elevation.

Lounge 11'4" x 11'2" (3.459 x 3.412)

Open plan to kitchen. UPVC double glazed French doors.

Kitchen 10'4" x 8'8" (3.170 x 2.663)

Fitted kitchen with a range of wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Partially tiled. Plumbing for washing machine. Integrated dishwasher, fridge / freezer.

Bedroom One 14'4" x 8'11" (4.384 x 2.725)

Electric heater radiator. UPVC double glazed window to rear elevation.

Bedroom Two 15'2" x 8'9" (4.641 x 2.670)

UPVC double glazed window to front elevation.

Bathroom

Wash hand basin set in vanity unit. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Fully tiled. Electric chrome towel rail.

Parking

Allocated parking space in an enclosed secure garage which also provides extra storage (for a bike or garden box etc.).

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is

///winter.famed.event

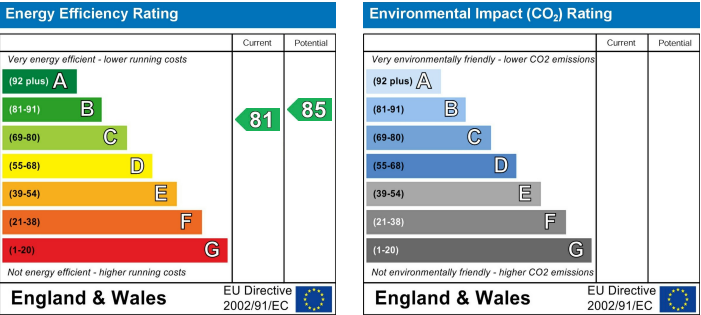
Leasehold

Service Charge - £1440 per annum

Ground Rent - £315 per annum

Disclaimer

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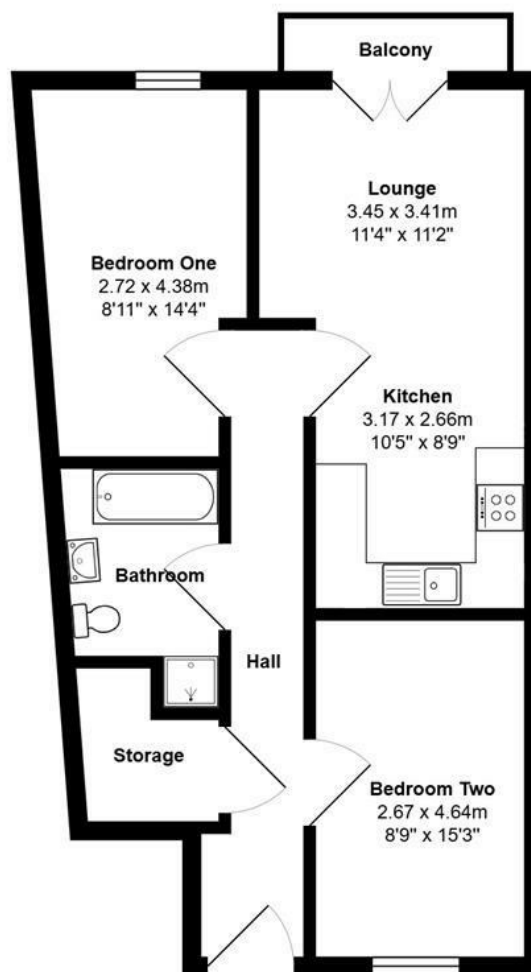












All measurements are approximate and for display purposes only