

MARSH & MARSH PROPERTIES

23 Empire Court, Bailiff Bridge, HD6 4DA

£120,000



****ATTENTION TO ALL FIRST TIME BUYERS, YOUNG/PROFESSIONAL OR SEMI-RETIRED COUPLES**** This is an absolutely stunning and well-presented two bedroom apartment that demands an internal inspection to fully appreciate what is on offer here. This apartment with pleasant views over the beck, is set within the convenient and much sought after location of Bailiff Bridge, where all local amenities are close by including a railway station and fast access to the M62 motorway. In brief comprises of a spacious entrance hallway, a generous size lounge, kitchen, modern bathroom and two double bedrooms with one ensuite shower room. There are communal gardens along with an allocated parking space with visitor spaces also.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

COMMUNAL ENTRANCE

The communal entrance is kept clean and tidy, which can be accessed via an intercom system.

ENTRANCE HALLWAY



This is a spacious hallway with a useful storage cupboard, an airing cupboard, mains smoke alarm, a wall mounted electric storage heater and loft access which is boarded out for storage space.

LIVING ROOM 4.5 x 6.8m (14'9 x 22'3)



A generous size lounge which is tastefully decorated, boasts a modern fireplace with a wooden fire surround and mantle which houses a coal effect electric fire. Here are two UPVC windows with a picturesque outlook across the

woodlands and beck.



KITCHEN 1.9 x 3.0m (6'0 x 9'10)



A range of wall and base units incorporate a single stainless steel sink with a chrome mixer tap. There is a built-in electric oven and a halogen hob with a cooker hood above. To complete this room there is a space and plumbing for a washing machine, oak effect flooring, electric storage heater and a UPVC window.

BEDROOM ONE 4.0 x 3.3m (10'9 x 13'1)



A well-presented double room with tasteful décor, an electric storage heater and a UPVC window.



EN-SUITE SHOWER ROOM



Finished off to a high standard and spec with an LED wall mirror, chrome towel radiator, wood effect flooring, ceiling spotlights, and an extractor fan, is this modern three piece suite. Comprising of a shower cubicle with a power shower, pedestal sink and a low flush toilet.



BATHROOM



This modern white three piece suite comprises of a bathtub, pedestal sink and a low flush toilet. To complete the room are tasteful splashback tiles, chrome towel radiator, a wall mounted mirrored cabinet with LED lighting, ceiling spotlights, a large wall mounted mirror, wood effect flooring and an extractor fan.

BEDROOM TWO 3.2 x 3.0m (10'7 x 9'8)



A double room with an electric storage heater and a UPVC window.

EXTERNAL

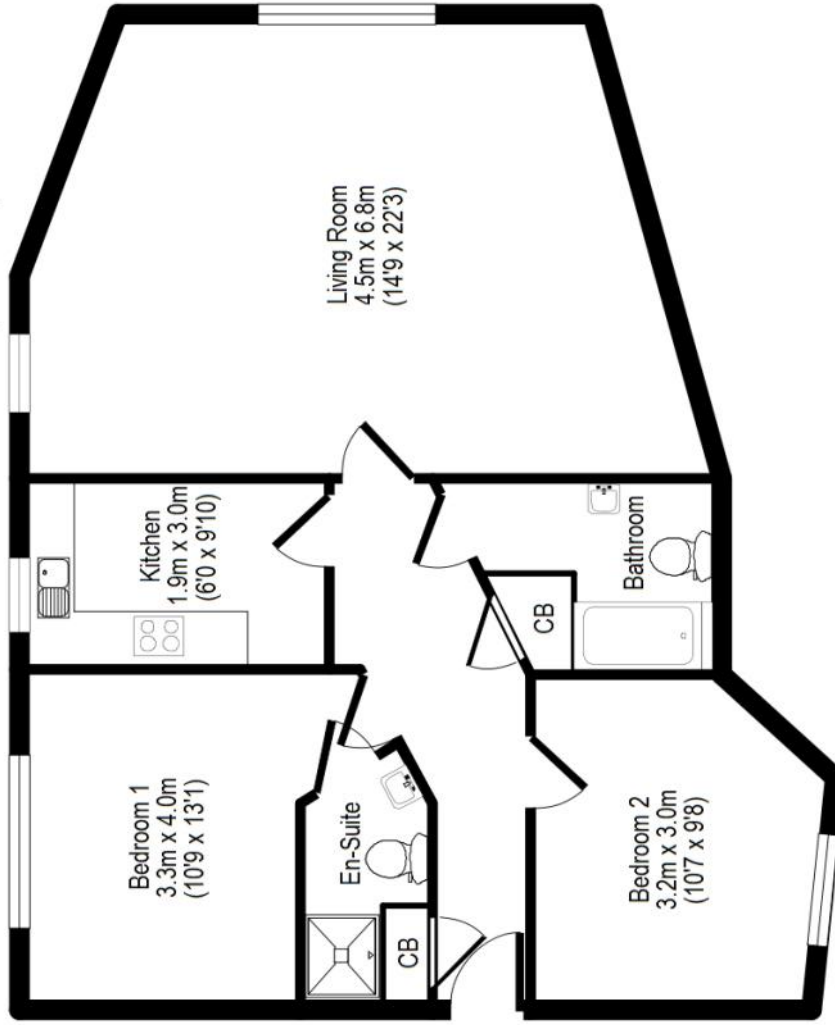
There is a large carpark for the residents where one parking space is allocated to the apartment and there are also visitor spaces available. There are communal gardens areas which boarder the pleasant beck to the rear of the building.

Service charge is set at approximately £141 per month with a ground rent of £300 per annum.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 64 sq. m / 692 sq. ft



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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