

# MARSH & MARSH PROPERTIES

*72 Broomfield Avenue, Savile Park, HX3 0JF*

*£230,000*



This well-presented, two bedroomed, apartment is situated in an attractive block of four (one of two sets) that, from the front, looks like two normal houses, situated in beautifully maintained grounds, in a highly sought after location in Savile Park. The property is offered with the added advantage of being NO CHAIN. If you are looking for an apartment where you have the benefit of not being part of a large complex, whilst residing in a stunning and well-connected location, this will certainly be the one for you. The apartment has its own private garden to the rear of the property, a low-maintenance multi-tier patio garden, surrounded by hedge and shrubs to create the ideal place to sit back and relax. To the front of the property a single garage offers a secure parking space with ample additional visitor parking spaces in the private forecourt.

The apartment is located on the first floor, accessed via its own private uPVC double glazed door that leads up to the main hallway. The apartment is well laid out to create a highly functional space. Presented neatly and in good condition throughout, with a neutral décor, that means any prospective purchaser can easily put their own stamp onto the property. With its large living/dining room, well-appointed and modern kitchen, two double bedrooms (one with en-suite and one turned into a streamlined office) and house bathroom.

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

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This property benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance. Also, there is access into Halifax town centre and excellent links to the M62 motorway, providing quick journeys to Leeds, Manchester and Bradford. The Halifax train station also offers excellent rail connections to the local area, including cross Pennine services and access to the Grand Central train service to London.

Owing to the exceptional features on offer with this charming apartment, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into a small entrance hallway, with a carpeted floor, radiator and central light fitting leading to a carpeted staircase that leads up to the

### HALLWAY

An open hallway that offers access to the whole of the apartment. The hallway has a large cupboard storage space, perfect for coats and shoes or other items. With a carpeted floor and central light fitting.

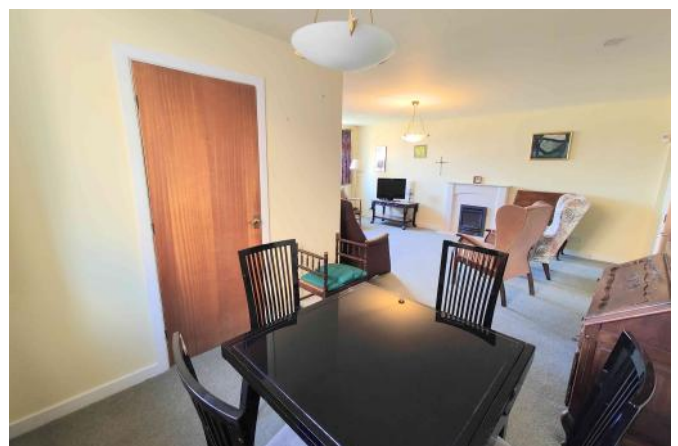
From the hallway a wooden door opens into the

### LIVING / DINING ROOM



A large and open space, with a broad "L" shaped style creating two distinct areas of the room. To one branch is ample space for a large dining table, to the main area is plenty of room for a three piece suite along with additional furniture. An alcove inset display set of shelving offers additional storage space for the room that could be converted into an enclosed cupboard. A gas fireplace, with granite hearth and mantelpiece,

creates the perfect central feature for the whole room. It is well-lit, not only by the two central light fittings but also owing to the dual aspect nature with uPVC double glazed windows to the front and side elevations. With a carpeted floor, two double radiators and a television access point.



From the living/dining room a wooden door opens into the

## KITCHEN



A well laid out and designed kitchen, presented in a modern and stylish décor creating a charming space. The kitchen has laminated work surfaces to three sides offering plenty of work space, all with over and under counter cupboards and drawers, with a section that creates a breakfast bar. The kitchen is also dual aspect with uPVC double glazed windows to the front and side elevations. With an integrated hob (both gas and induction), integrated Siemens dual oven/microwave, extractor hood, double radiator, integrated washing machine, splash back tiling, Amtico vinyl

flooring, integrated Siemens fridge/freezer, ceiling inset spotlights and a stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens into

## BEDROOM 1



A smart double bedroom that benefits from a set of fitted wardrobes providing plenty of additional storage space. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window overlooking the gardens to the rear elevation.

From bedroom 1 a wooden door opens into its



## EN-SUITE



A smart en-suite shower room, well laid out to create a highly functional space. With a corner shower cubicle, electric shower, vanity inset corner washbasin, close coupled toilet, towel radiator, central light fitting, tiled floor, tiled walls and an extractor fan.

From the hallway wooden doors open into

## BEDROOM 2



A well laid out second bedroom that would also accommodate a double bed. The room is currently expertly fitted out as an office space. With fitted desk and shelving, carpeted floor, central light fitting, double radiator and uPVC

double glazed window to the rear elevation.



## BATHROOM



A beautifully presented house bathroom with a tiled panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, bulk head airing cupboard, tiled floor, tiled walls, central light fitting, extractor fan, towel radiator and a frosted uPVC double glazed window to the side elevation.

## GARDENS

To the rear of the property are the beautifully presented, west facing, multi-tiered patio gardens. Offering a charming place to sit back and relax as well as a charming backdrop to the property. The



garden is surrounded by a hedge creating a private space.



#### **PARKING**

The apartment has a private single garage offering secure parking.

There is additional visitor parking in the private forecourt.

#### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

PLEASE NOTE: The property is a LEASEHOLD

property with a 953 year lease. There is a £500 per annum service charge for maintenance of the building and grounds.



#### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### **LOCATION**

What3words: [///assets.slang.hungry](https://www.what3words.com/#!/assets.slang.hungry)

Google Plus Code: P44H+888 Halifax

For sat nav users the postcode is: HX3 0JF

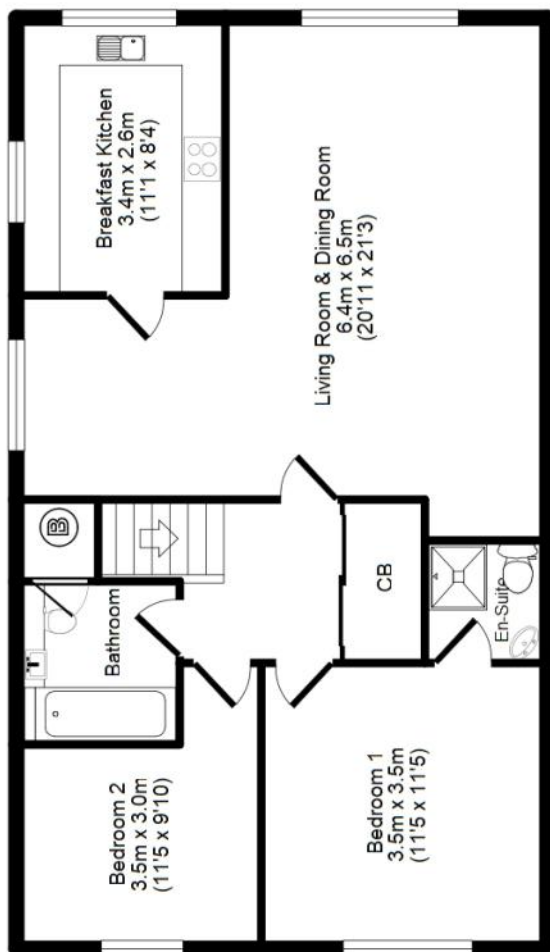
#### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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## 72 Broomfield, Savile Park, Halifax, HX3 0JF

74 sq. m / 797 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.

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