

Peter David

Properties Ltd

Residential Sales and Lettings



## Woodcroft Grange,

Offers In The Region Of £220,000







Peter David Properties are delighted to bring to market this superb two bedroom apartment for sale. Located in this exclusive sought after purpose built development. With the added benefit of lift access and residents leisure facilities including a swimming pool, sauna and games room.

The accommodation briefly comprises of an entrance hall, dining kitchen, lounge, balcony, two bedrooms with master en suite and bathroom. This deceptively spacious apartment must be viewed to appreciate the size of accommodation it has to offer. Communal residents gated carpark and allocated garage.

Conveniently located in the popular residential area of Willowfield, the development is well placed for access to local amenities in Sowerby bridge and Halifax Town Centre.

- TWO BEDROOM APARTMENT
- DECEPTIVELY SPACIOUS
- LOCATED IN THIS SOUGHT AFTER DEVELOPMENT
- ON SITE COMMUNAL LEISURE FACILITIES
- EASY ACCESS TO HALIFAX AND SOWERBY BRIDGE
- RESIDENTS CAR PARK & GARAGE
- EPC RATING - B
- COUNCIL TAX - C

### Accommodation

#### Lounge

14'5" x 18'4" (4.4 x 5.6)

A light and airy room with a large double glazed window and door leading to the balcony, feature fireplace and central heating radiator.

#### Dining kitchen

9'10" x 16'2" (3 x 4.95)

With a range of matching wall and base units with complementary work surfaces and tiled splash back. Four ring gas hob, integrated fridge freezer, extractor hood, stainless steel sink, integrated oven and grill. Space for a dining table and chairs, central heating radiator and double glazed patio doors leading to the balcony.

#### Balcony

With tiled floor, glass balustrade and views over the communal pond, this is a great place for sitting out in the summer months.

#### Bedroom one

12'0" x 15'5" (3.67 x 4.7)

Spacious double bedroom with a range of built in furniture providing ample storage. Large double glazed window and central heating radiator.

#### En suite

9'0" x 4'9" (2.75 x 1.45)

Tiled with a white three piece suite which comprises of, shower enclosure with mixer shower, pedestal wash basin, low flush WC and chrome towel warmer.

#### Bedroom two

12'7" x 11'8" (3.85 x 3.57)

Double bedroom with built in wardrobes and storage cupboards, central heating radiator and double glazed window.

#### Bathroom

9'10" x 5'5" (3 x 1.67)

Tiled with a white three piece suite which comprises of, a bath, wash basin, low flush WC and towel warmer and extractor fan.

#### External/ Leisure facilities

Outside the property there is a communal residents carpark. The development benefits from a communal swimming pool, sauna and games room.

#### Lease details

Lease 999 year from 2004

Management fee 250.00 per month

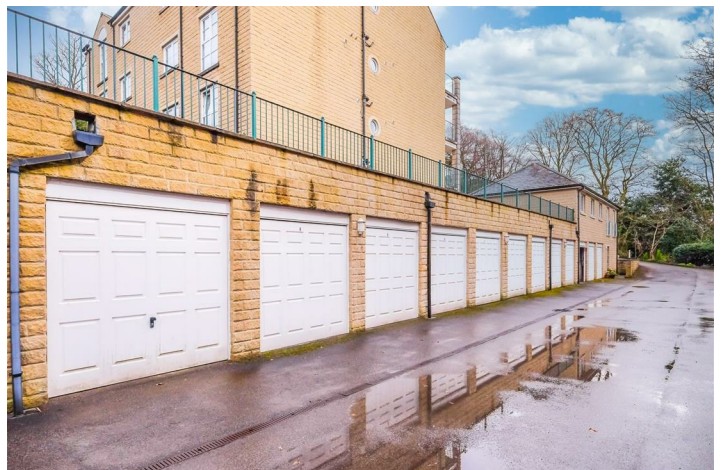
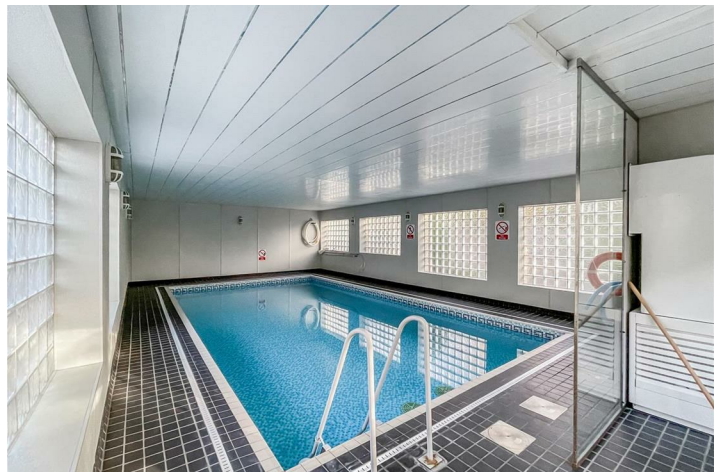
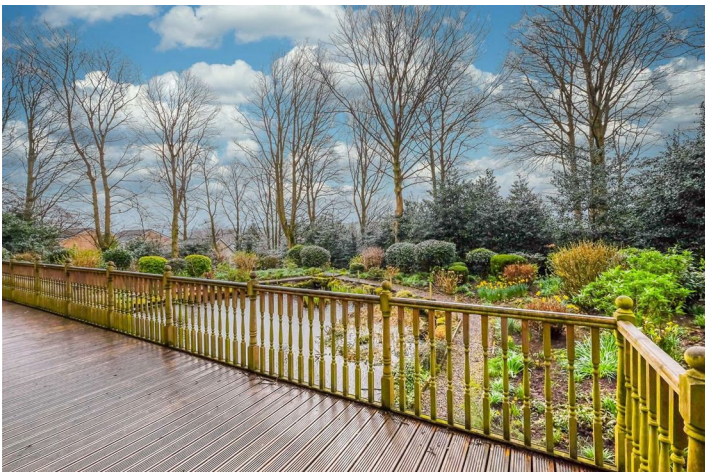
Ground rent 500.00 per annum

#### Directions

#### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







## Road Map



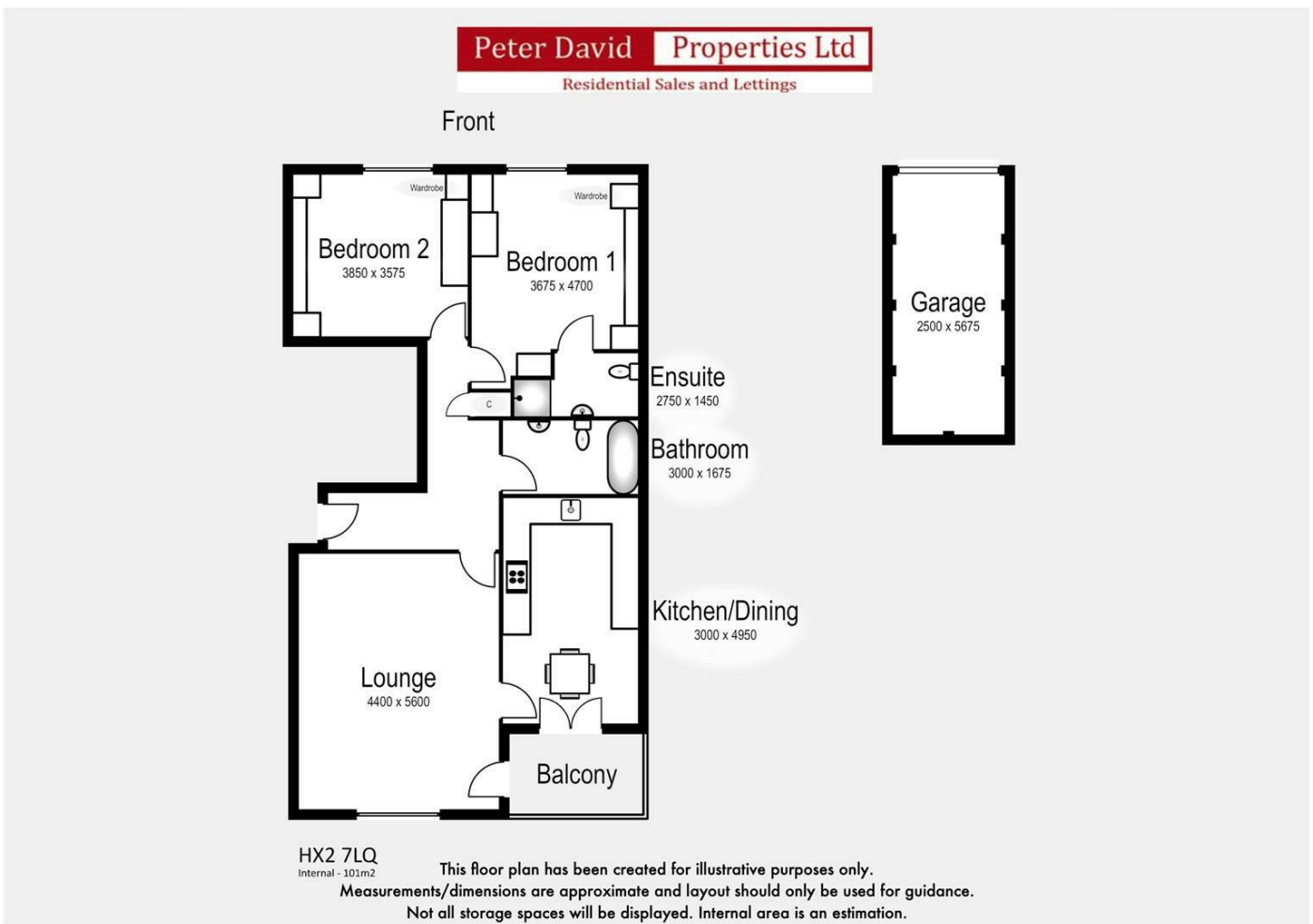
## Hybrid Map



## Terrain Map



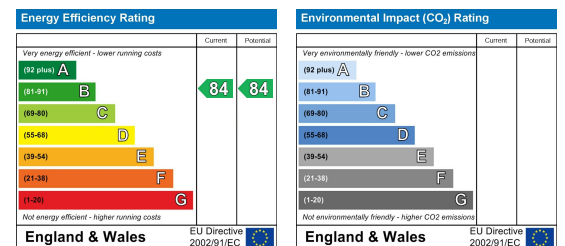
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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