

Peter David

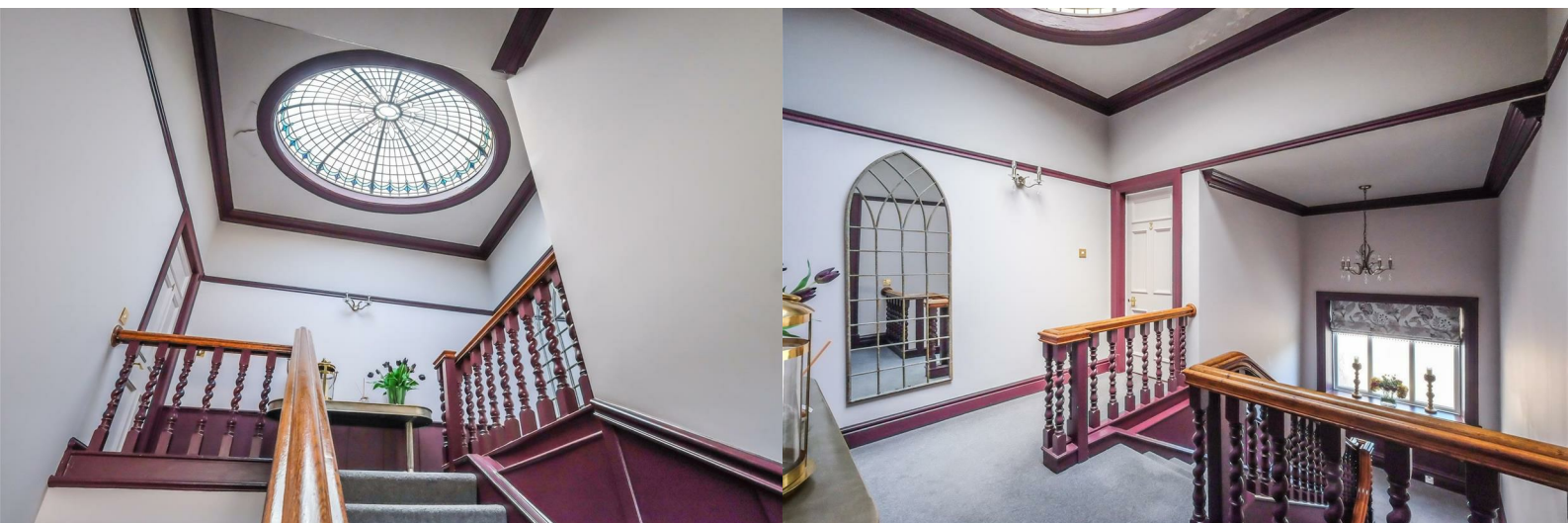
Properties Ltd

Residential Sales and Lettings



Birdcage Lane,

Offers Over £300,000





Nestled in the heart of Birdcage Lane, Halifax, this charming FIRST FLOOR 2 BEDROOM apartment is a rare find within a stunning Mansion House conversion. This exclusive apartment is one of only four in the building. Boasting a delightful mix of period charm and modern convenience, this property offers a comfortable living space with 2 bedrooms, complete with built-in furniture and an ensuite bathroom in the master bedroom.

The apartment features a spacious living room with a balcony, perfect for entertaining guests or simply relaxing in style. The sleek and modern fitted kitchen comes equipped with integrated appliances, making meal preparation a breeze.

The property is accessed by a grand staircase to the first floor.

Conveniently located near Savile Park and Halifax Town Centre, this apartment offers easy access to a wide range of amenities, ensuring that everything you need is within reach. For added convenience, there is a double garage.

If you are looking for a unique blend of elegance, comfort, and convenience, this apartment on Birdcage Lane is a must-see. Don't miss out on the opportunity to make this exceptional property your new home. Viewing is highly recommended to fully appreciate all that this apartment has to offer.

- SPACIOUS TWO BEDROOM PENTHOUSE APARTMENT
- MANSION HOUSE CONVERSION
- RECENTLY MODERNISED
- MODERN FEEL WITH PERIOD CHARACTER AND CHARM
- PRIVATE DRIVEWAY + DOUBLE GARAGE
- SOLD WITH THE BENEFIT OF NO UPWARD CHAIN
- CONVENIENT LOCATION ADJACENT TO SAVILE PARK
- EXCELLENT COMMUTER LINKS WITH THE M62 NETWORK A SHORT DRIVE AWAY
- COUNCIL TAX BAND D
- EPC RATING D

Accommodation

Entrance Hallway

This long entrance hall gives access to all the rooms in the apartment and has central heating radiator and coving to ceiling. There is also a very useful storage cupboard and additional overhead storage cupboards.

Lounge

24'8" x 15'10" (7.53 x 4.85)

Spacious and light lounge with a fireplace and gas fire, four central heating radiators, four windows together with a door providing access to the balcony.

Kitchen

9'2" x 15'5" (2.8 x 4.7)

A beautiful room with a range of matching wall and base units with complementary work surfaces, inset sink with mixer tap, electric hob and extractor fan, integrated electric oven, fridge/freezer, washing machine and dishwasher. Breakfast bar for 2 people.

Bedroom 1

12'6" x 17'9" (3.83 x 5.43)

Double bedroom with large bay window, vertical radiator and fitted wardrobes on both sides, door leading to:

En-suite

6'3" x 9'2" (1.923 x 2.8)

Fully tiled with three piece suite comprising of a large separate shower enclosure, double wash hand basin vanity units and WC. Chrome towel heater and window with privacy glass.

Bedroom 2

9'9" x 11'11" (2.98 x 3.65)

Double bedroom with three windows, central heating radiator and fitted wardrobes and drawers.

Bathroom

Fully tiled bathroom with a four piece suite comprising of a bath with shower over the bath, separate shower enclosure, free standing wash hand basin, WC and a chrome towel heater.

Double Garage

16'4" x 16'4" (5 x 5)

External

Set back from the road, Acre Mead is approached via a long private driveway with lighting leading up to the parking area at the top where there is the double garage with power and the bin store.

Lease details

999 years from 1st January 1989, £100 pm management fees and ground rent is £100 per annum

Directions

Please use post code HX3 0JQ for sat nav 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.
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Road Map



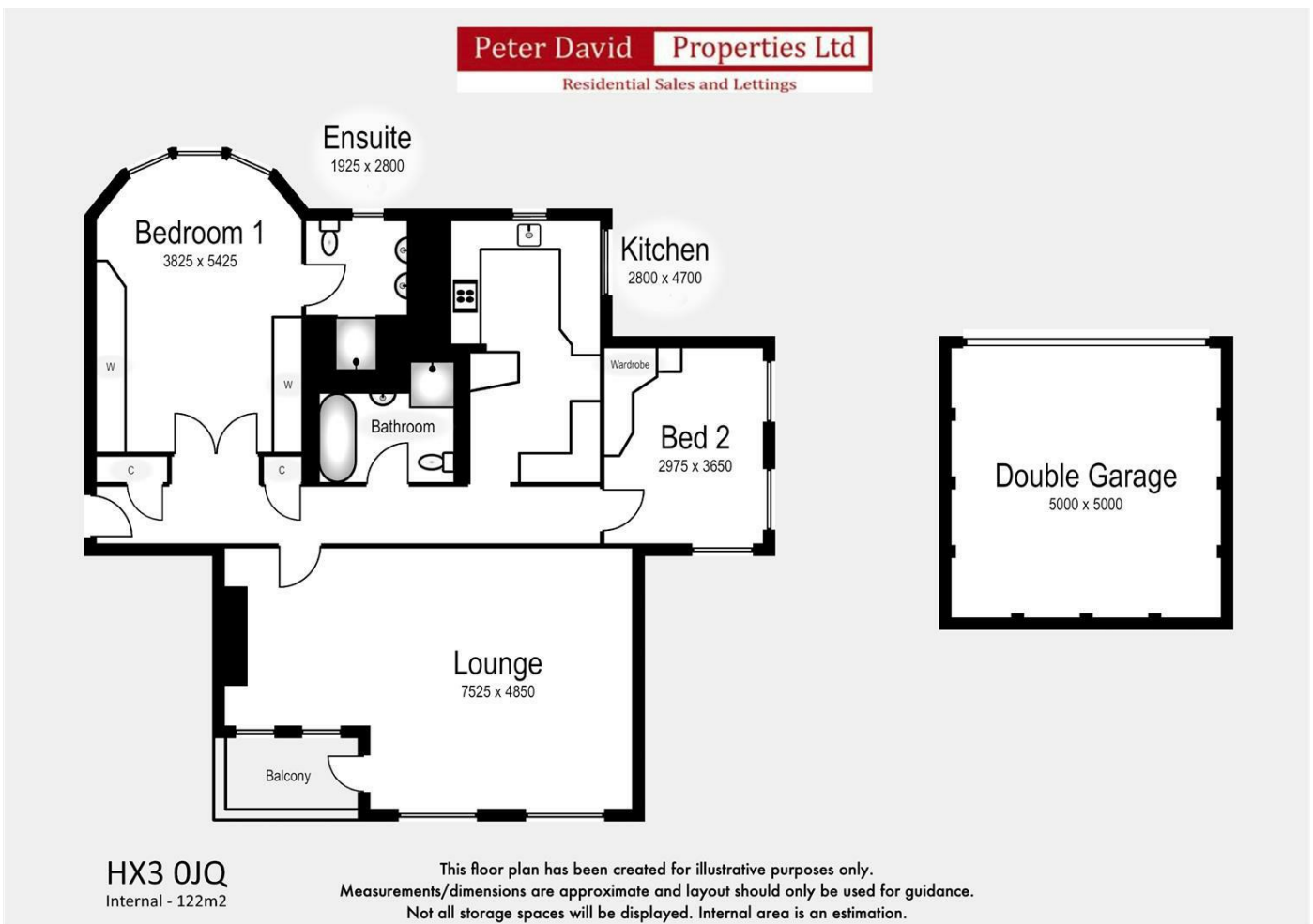
Hybrid Map



Terrain Map



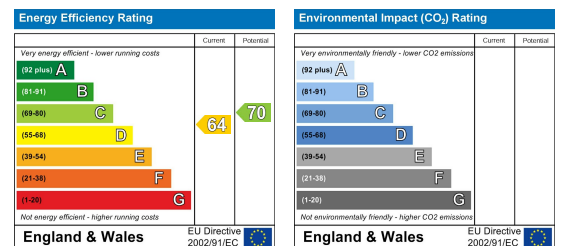
Floor Plan



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



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