



Mccrea Apartments, Emily Way, Halifax HX1 2NS

welcome to

Mccrea Apartments, Emily Way, Halifax

A two bedroom ground floor apartment in Halifax. Situated in the highly popular location of Savile Park and benefitting from a rear garden and allocated parking. Ideal for those looking to downsize and First time buyers. Call us now to book your viewing!



Entrance Hall

The entrance hall benefits from carpet flooring, gas central heating radiator, ceiling light point and a wood door to front elevation.

Lounge

17' 6" x 8' 8" (5.33m x 2.64m)

The lounge benefits from carpet flooring, gas central heating radiator, ceiling light point, two DGW window to the rear elevation and a wooden door to the rear elevation and an exposed archway leading through to the kitchen.

Kitchen

17' 8" x 8' 8" (5.38m x 2.64m)

The Kitchen benefits from vinyl flooring, two ceiling light points, Gas central heating radiator, wall and base units, stainless sink with drainer, built in oven with hob and extractor hood over.

Bedroom One

16' 8" max x 11' 2" (5.08m max x 3.40m)

Bedroom one benefits from carpet flooring, ceiling light point, gas central heating radiator, DGW to the front elevation and part of the wall has exposed brickwork.

Bedroom Two

12' 9" max x 10' 3" max (3.89m max x 3.12m max)

Bedroom two benefits from carpet flooring, gas central heating radiator, ceiling light point, DGW window to the front elevation.

Bathroom

The bathroom benefits from vinyl flooring, ceiling light point, gas central heating radiator, low level WC, sink pedestal and paneled bath with shower over.

Storage Room

The property benefits from two storage cupboards, one of which houses the boiler for the property.



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Mccrea Apartments Emily Way, Halifax

- ****TWO BEDROOM GROUND FLOOR APARTMENT****
- POPULAR RESIDENTIAL LOCATION OF SAVILE PARK
- FANTASTIC COMMUTE LINKS TO HALIFAX
- ALLOCATED PARKING & REAR GARDEN
- NO ONWARDS CHAIN

Tenure: Freehold EPC Rating: C

offers over

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113560 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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