



**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 benefiting 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 comprises of wood flooring, ceiling light points, exposed beams.

### **Lounge**

18' 9" x 13' 7" ( 5.71m x 4.14m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiators, exposed stone walls,

### **Kitchen**

18' 10" max x 8' 6" ( 5.74m max x 2.59m )

The kitchen comprises of wood flooring, ceiling light points, matching wall and base units with work top over, gas oven and hob, integrated washer and dishwasher.

### **Bedroom One**

17' 10" x 12' 11" ( 5.44m x 3.94m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, wooden door to rear elevation, UPVC double glazed window to the rear elevation.

### **Bedroom Two**

12' 8" x 11' 5" ( 3.86m x 3.48m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, exposed stone walls. UPVC double glazed window to the front and side.

### **Bathroom**

The bathroom comprises of vinyl flooring, tiled walls, ceiling light point, low level W/c, pedestal wash basin, panelled bath with shower over.

### **Externally**

Externally the property benefits from a paved area with parking to the front and to the rear there is a paved garden with raised flower beds.



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## McCrea Apartments Emily Way, Halifax

- TWO BEDROOM GROUND FLOOR APARTMENT
- \*\*\*OFFERS OVER £200,000\*\*\*
- ALLOCATED PARKING & REAR GARDEN
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1396.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over  
**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HF114477 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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