



## 20 WHITAKER HOUSE SAVILE PARK, HALIFAX

Situated in this highly desirable residential location, within this sought after development, lies this one bedroomed second floor apartment providing attractive and spacious accommodation. The property briefly comprises of an entrance hall, open plan lounge, modern kitchen and dining area, double bedroom, modern bathroom, three storerooms, gas central heating, double glazing, communal gardens, and a designated parking space. This charm and character of this apartment is enhanced by its beamed ceilings and attractive views. The property provides excellent access to Halifax town centre and the local amenities of Savile Park and Skircoat Green as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. An internal inspection is absolutely essential to fully appreciate this attractive apartment which is being offered for sale at a realistic asking price, in order to encourage a prompt sale.

Price Guide: 0/0 £115,000



From the communal entrance hall there are stairs and lift to all floors. The front door of the apartment opens into the

### **ENTRANCE HALL**

With intercom telephone entry system, door to boiler room with Potterton boiler and providing excellent storage facilities. Door to store cupboard providing further storage facilities and a door to a third storage cupboard provides ample storage. One double radiator and a fitted carpet.

From the Entrance Hall a panelled door opens into the

### **OPEN PLAN LOUNGE AND DINING WITH KITCHEN AREA**

**LOUNGE 3.63m x 3.14m**



An attractive feature of this room is the high ceiling and exposed cross beam, double glazed windows enjoying an attractive view over the Southowram hillside, one TV point, one double radiator and a fitted carpet.

**DINING AND KITCHEN AREA 4.62m x 3.55m**



With fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, integrated dishwasher, integrated washing machine and integrated fridge freezer. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. In the dining area there is a fitted carpet and one double radiator.



From the Entrance Hall a panelled door opens into

**DOUBLE BEDROOM 4.44m x 2.77m**



With double glazed window enjoying open views. Built in wardrobes, fitted carpet and one radiator.

From the Entrance Hall a panelled door opens into the

## BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with mixer shower tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, one double radiator, and inset spotlight fittings to the ceiling.

## GENERAL

The property is leasehold on a 999-year lease commencing 2005. The ground rent is £150 per annum and the service charge is £153.68 pcm. The property has the benefit of gas, water, and electricity with the added benefit of double glazing and gas central heating.

## EXTERNAL

There are communal gardens and a designated parking space with further parking available for visitors.

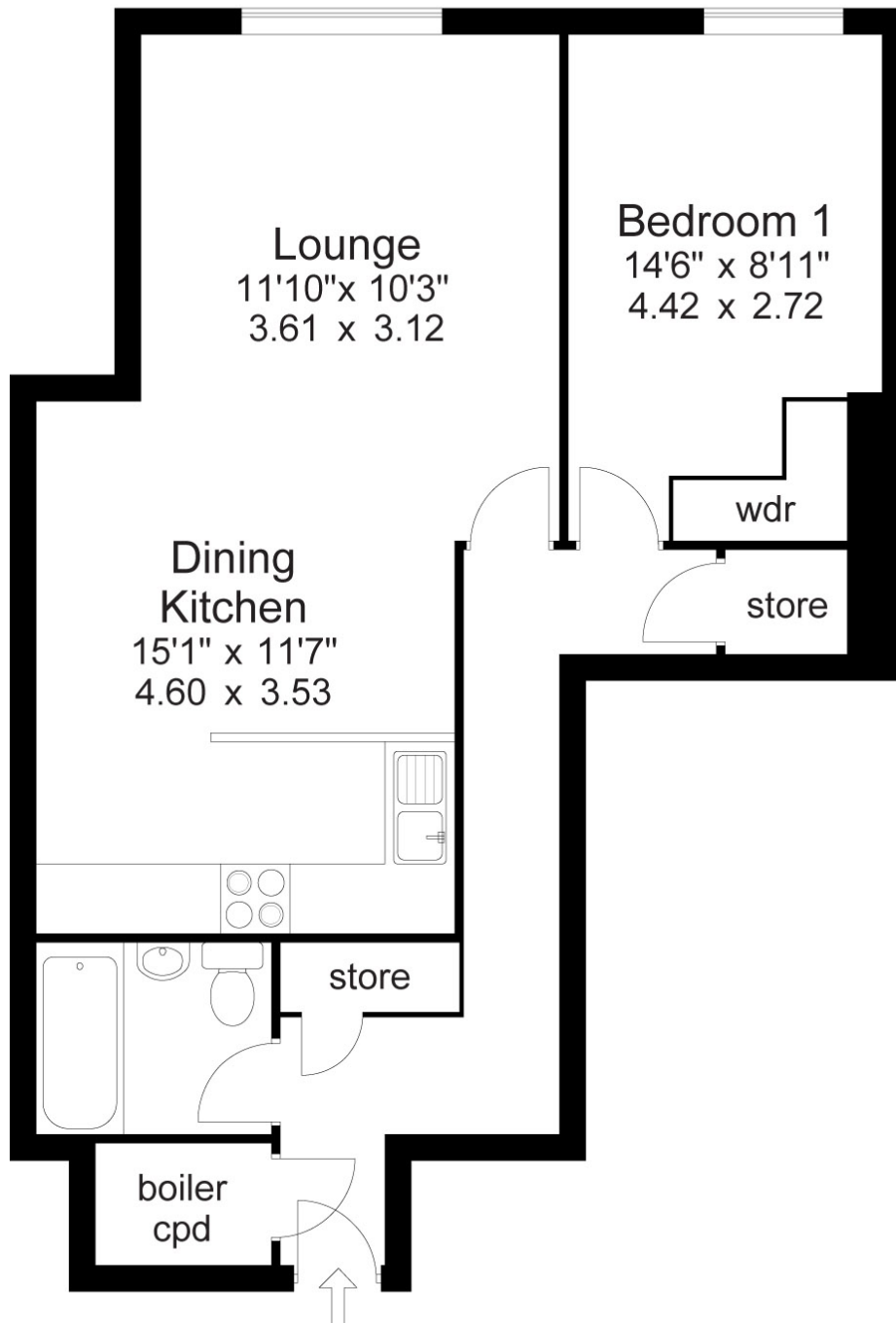
## TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

## DIRECTIONS

Sat Nav HX1 2NX

Approx Gross Floor Area = 6.36 Sq. Feet  
= 59.1 Sq. Metres



For illustrative purposes only. Not to scale.

K227 Printed by Ravensworth 01670 713330