



16 EASTWOOD COURT SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this superb two-bedroomed first floor apartment enjoying breathtaking panoramic views from its elevated and commanding position. Just step inside this superb apartment and you cannot fail to be impressed by the attractive accommodation provided which has a wealth of quality fixtures and fittings. This south-facing apartment briefly comprises a modern fully fitted kitchen, lounge with balcony enjoying delightful views, dining room, modern bathroom, two bedrooms, garage gas central heating, uPVC double glazing, and a lift to all floors. The property provides excellent access to the local amenities of Savile Park and Skircoat Green as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centre of Manchester and Leeds. Very rarely does the opportunity arise to purchase a penthouse apartment in this sought after location and an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £259,950

The front entrance door opens into the

ENTRANCE VESTIBULE

With intercom entry system, door to cupboard providing useful storage facilities with a further door to cupboard with fitted shelves. From the Entrance Vestibule a door opens into the

KITCHEN 2.84m x 2.24m



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 ½ bowl sink unit with mixer tap, electric cooker with stainless steel splash back and extractor in stainless steel canopy above and plumbing for an automatic washing machine and dishwasher. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation enjoying breathtaking views the Norland hillside and surrounding countryside. From the Entrance Vestibule a door opens into the

ENTRANCE HALL

With door to cupboard with fitted shelves providing storage facilities and a fitted carpet. From the Entrance Hall a door opens into the

SPACIOUS LOUNGE AND DINING ROOM

LOUNGE AREA 4.85m x 3.58m



With uPVC double glazed sliding patio door and floor to ceiling window opening onto the south facing covered balcony and taking full advantage of the superb panoramic views down the Ryburn valley and Norland hillside. The Lounge has three modern radiators and an insulated wall, one TV point and a fitted carpet.

From the Lounge Area through to the

DINING AREA 2.95m x 2.70m



With fitted shelving units to one wall providing excellent display facilities, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

BATHROOM



Being fitted with a modern white four-piece suite comprising hand wash basin and low flush WC in vanity cabinet, panelled bath with mixer tap and fully tiled shower cubicle with Mira shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, chrome heated towel rail/radiator, and an extractor fan.

From the Entrance Hall a door opens into

BEDROOM ONE 3.58m x 3.58m



With uPVC double glazed picture window with opening side section enjoying panoramic views, built-in bedroom furniture to the length of one wall incorporating built in wardrobes, with a matching dressing table and drawers. One double radiator and a fitted carpet.

From the Hall a door opens to

BEDROOM TWO 3.58m x 2.26m



With uPVC double glazed window to the rear elevation enjoying open views, one single radiator and a fitted carpet.

From The Entrance Hall a door opens into a

SEPARATE TOILET

With modern white two-piece suite comprising hand wash basin with mixer tap in vanity unit and low flush WC, extractor fan and chromed heated towel rail/radiator.

GENERAL

The property is Leasehold on a 999-year Lease commencing 1971. The service charge is £600 per quarter. The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating with extra electric radiators in the Lounge and the main bedroom,

each landing has a waste disposal chute. and the council tax band is C.

EXTERNAL



To the front of the property there is an open lawned garden area extending to the full frontage of Eastwood Court with flowerbed borders, stone boundary wall, stone flagged paths and wrought iron gate to Albert Promenade. To the rear of the property there is a spacious tarmac courtyard area with large lawned plots, well stocked borders and a stone wall boundary. The central driveway provides access to a block of six garages, one of which belongs to the apartment and it has an up and over door with a concrete floor, power and light. External water tap.

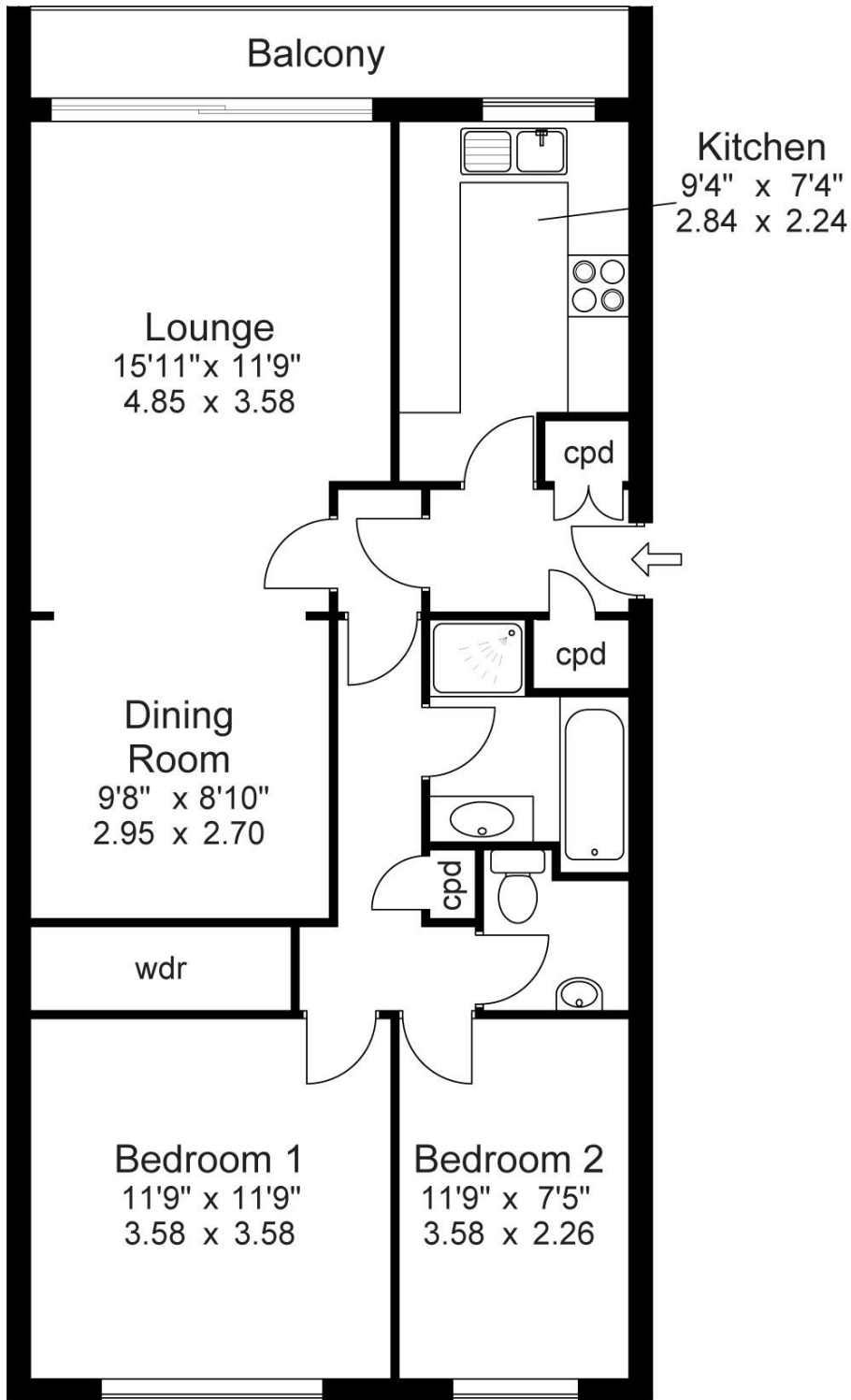


TO VIEW

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

DIRECTIONS

Sat Nav HX3 OHP



For illustrative purposes only. Not to scale.

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