



103 Kitchenman Apartment, Savile Park, Halifax, HX1 2NT

Per Calendar Month £950 Per Calendar Month

- : Highly Desirable Location
- : Rented Furnished or Unfurnished
- : Modern Kitchen & Bathroom
- : No Smokers, No pets
- : Easy Access TO Halifax Town Centre
- : Attractive Duplex Apartment
- : 2 Double Bedrooms
- : Open Plan Lounge Dining Area with Balcony
- : Bond 1050
- : Viewing Essential

103 Kitchenman Apartment, Halifax HX1 2NT

Situated in this highly desirable and extremely convenient residential location, within Savile Park, lies this attractive duplex apartment providing deceptively spacious furnished or unfurnished accommodation. The property briefly comprises an entrance hall, downstairs cloakroom, spacious open plan lounge with dining area, modern fully fitted kitchen with appliances, two double bedrooms, a modern bathroom, balcony, designated parking space, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to Halifax town centre and 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 duplex apartment.



2



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C

Council Tax Band: C



ENTRANCE HALL

With intercom telephone entry system, one double radiator, door to under the stairs cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising hand wash basin in vanity unit with mixer tap and low flush W.C. The cloakroom is tiled around the suite with complementing colour scheme to the remaining walls and matching floor, chrome heated towel rail/radiator.

From the Entrance Hall a door opens to

OPEN PLAN LOUNGE AND DINING

18'10" x 14'7"

With uPVC double glazed French doors opening onto a decked balcony, uPVC double glazed window to the front elevation, one double radiator, one TV point and a fitted carpet.

Through to the

MODERN FULLY FITTED KITCHEN

8'9" x 7'8"

The kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in pull-out canopy above, fan assisted electric oven and grill beneath, integrated dishwasher, integrated washing machine and integrated fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With fitted carpet and one double radiator. Door to boiler room housing the central heating boiler and providing useful storage facilities.

From the Landing a door opens to

BEDROOM ONE

11'8" x 14'5"

With two uPVC double glazed windows to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising hand wash basin with mixer tap in vanity unit, low flush W.C. and large walk-in shower cubicle with rainfall and hand held shower units. The modern bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching floor, chrome heated towel rail/radiator.

From the Landing a door opens to

BEDROOM TWO

15'10" x 11'0" extending to 14'6"

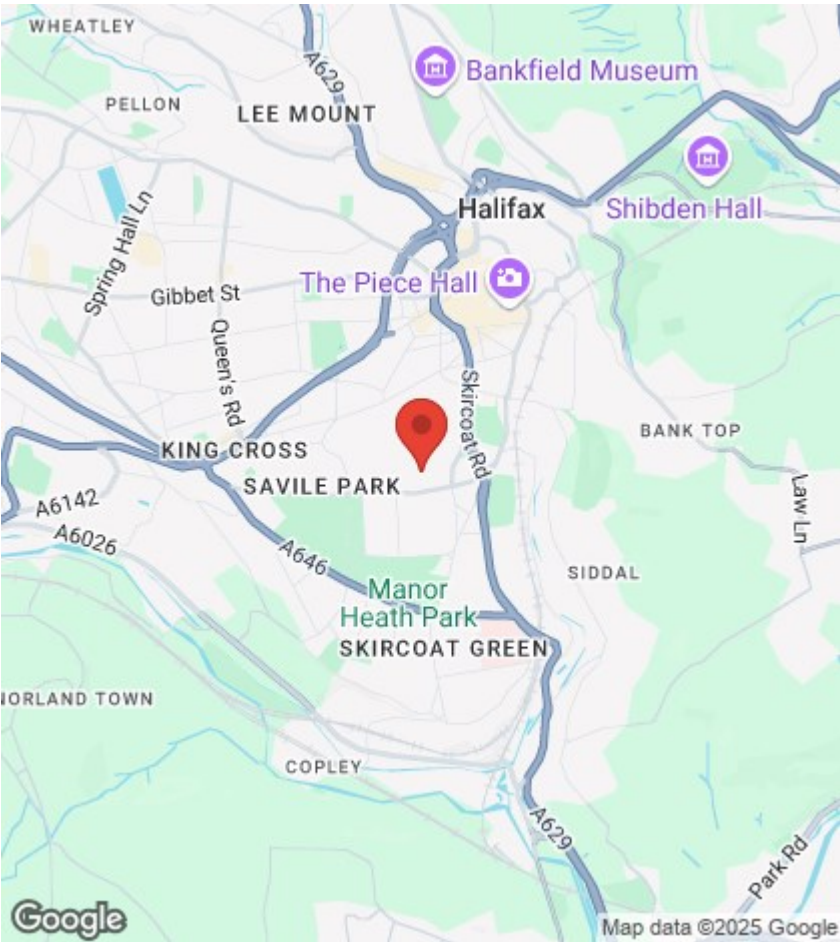
This second double bedroom has a Velux double glazed skylight window, one double radiator and a fitted carpet.

GENERAL

The property has the benefit of all main services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Leasehold and is in council tax band . The property is available to be let unfurnished or with a furnished option.

EXTERNAL

The property is set in communal gardens, it has a designated parking space with further parking available for visitors. The property enjoys a West facing balcony.



Directions

SAT NAV HX12NT

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	