



Flat 1 Eversley House Bath Road, Savile Park, Halifax, HX3 OBU

Per Month £800 Per Month

- : Highly Desirable Location
- : 2 Bedrooms
- : Easy Access to Halifax Town Centre
- : No Pets & No Smokers
- : Recently Refurbished
- : Attractive Unfurnished Accommodation
- : Modern Kitchen & Bathroom
- : Gas & Council Tax Included in the rent
- : Bond 900
- : Viewing Strongly Recommended

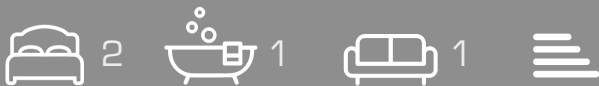


## Flat 1 Eversley House Bath Road, Halifax HX3 0BU

Flat One, Bath Road, is situated within this highly desirable and extremely convenient residential location on the outskirts of Savile Park within walking distance of manor Heath Park. This lower ground floor apartment provides recently refurbished and attractive accommodation, ideally suited to a professional couple or single occupant.

The property briefly comprises an entrance vestibule, entrance hall, lounge, modern fully fitted kitchen, shower room and two bedrooms. Benefitting from UPVC double glazing and gas central heating, the apartment provides extremely attractive unfurnished accommodation in a sought-after setting.

The location offers excellent access to the local amenities of Skircoat Green and Savile Park, together with easy access to Halifax Town Centre and the trans-Pennine road and rail networks linking Manchester and Leeds. An internal inspection is strongly recommended to fully appreciate this appealing two-bedroom apartment.



Council Tax Band: A



### ENTRANCE VESTIBULE

Front entrance door opens into an entrance vestibule with door to a meter cupboard. A further door leads into the entrance hall with a fitted carpet.

From the entrance hall door opens to

### LOUNGE

14'2" x 14'0"

A spacious living room with an angular bay window to the front elevation incorporating UPVC double glazed units, panelling to the walls, one double radiator and a fitted carpet.

From the lounge through to the

### MODERN FITTED KITCHEN

10'7" x 6'2"

A modern fully fitted kitchen equipped with a range of contemporary white wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit and mixer tap. Integrated appliances include an electric oven and grill with halogen hob and extractor canopy above, together with splashback. Plumbing is provided for an automatic washing machine, which is included. The kitchen features matching tiled splashbacks, complementing wall colour scheme and a matching tiled floor.

From the entrance hall door to

### SHOWER ROOM

A modern shower room fitted with a contemporary white three-piece suite comprising hand wash basin set within a vanity unit, low flush VWC and fully tiled shower cubicle with Triton electric shower including both rainfall and handheld fittings. The room is fully tiled throughout including the floor and features an extractor fan and UPVC double glazed window.

From the entrance hall door to

### BEDROOM ONE

19'2" (max) narrowing to 15'8" x 8'9"

A generous double bedroom with UPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the hall door to

### BEDROOM TWO

14'6" (narrowing to 11'0") x 8'5"

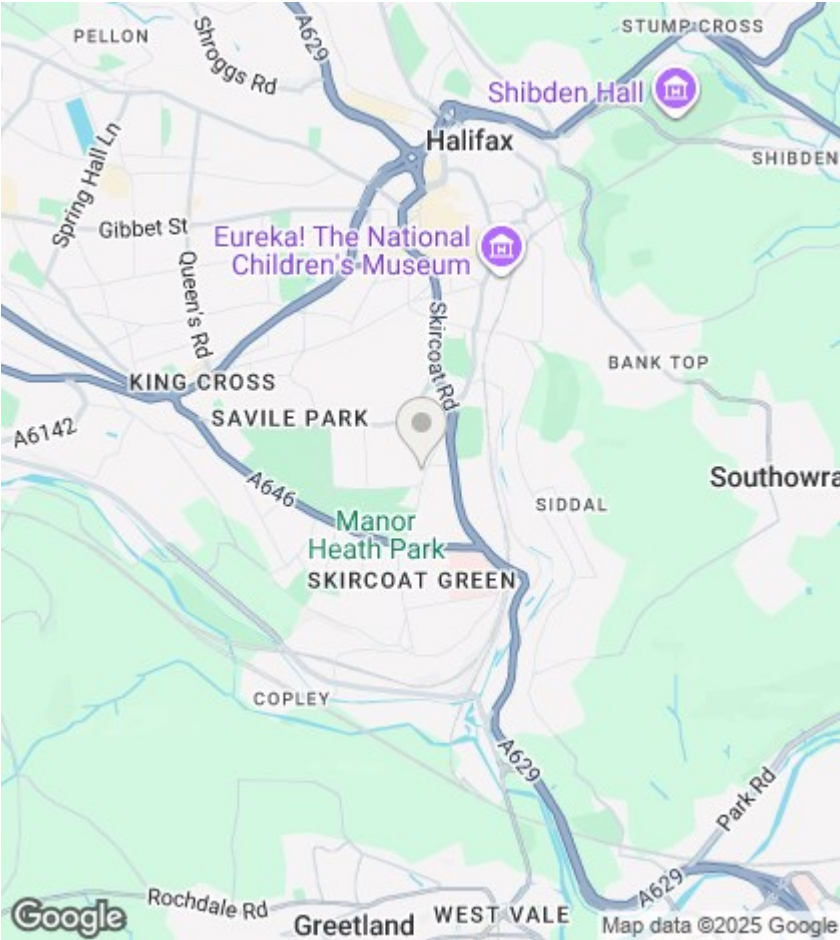
A second bedroom with UPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

### GENERAL

The property benefits from all main services including gas, water and electricity, with the added benefit of UPVC double glazing and gas central heating. The heating system is controlled from the property above, meaning there will be no gas bills to pay. There are no water rates or council tax payable by the tenant on this property.

### EXTERNAL

There is a small area to the side of the property.



Directions

SAT NAV HX3 OBU

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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