







5 WOODCROFT GRANGE

TRIMMINGHAM | HX2 7LQ

Located in the popular area of Trimmingham, and occupying a quiet position, this second-floor apartment offers spacious accommodation with a private covered balcony and lift access.

This superb two-bedroom/two-bathroom property has the benefit of a separate dining kitchen, in addition to a bright and airy living room, both with direct access to the covered balcony, ideal for alfresco dining.

The residents of Woodcroft Grange enjoy access to beautiful communal gardens with decked terrace, a swimming pool and steam room, a table-tennis room, and small library.

The property benefits from a single garage, off road parking and additional visitor parking.



ACCOMMODATION

Entrance Hall
Living Room
Dining Kitchen
Covered Balcony
Bedroom 1
Bedroom 2
Bathroom
Shower Room

COUNCIL TAX

C

EPC RATING

B

INTERNAL NOTES

The apartment is entered via a generous hallway with useful coats cupboard.

The spacious living room has floor to ceiling windows and a door providing access to the balcony. From the living room a doorway leads through to the separate fitted dining kitchen with double oven and ceramic hob, integrated dishwasher, fridge freezer and washing machine. The kitchen features double doors, providing access to the balcony.

The two bedrooms are both good-sized doubles, complemented by a three-piece house bathroom comprising bath with shower over, basin and WC, and an en-suite three-piece shower room.

EXTERNAL

The property has a single garage with electric up and over door, off road parking and visitor parking.

There are beautiful communal gardens with a large decked terrace overlooking a pond with mature planting and trees.

COMMUNAL FACILITIES

Residents have use of a communal swimming pool, steam room, table tennis room and small library.

LOCATION

Conveniently located within 2 miles of Halifax centre and within walking distance of local schools. There is a regular bus service from outside the property and the M62 (J26, J24 and J22) are all within 20 minute's drive.

SERVICES

The property benefits from all mains services, gas central heating and UPVC double glazing.

TENURE & FEES

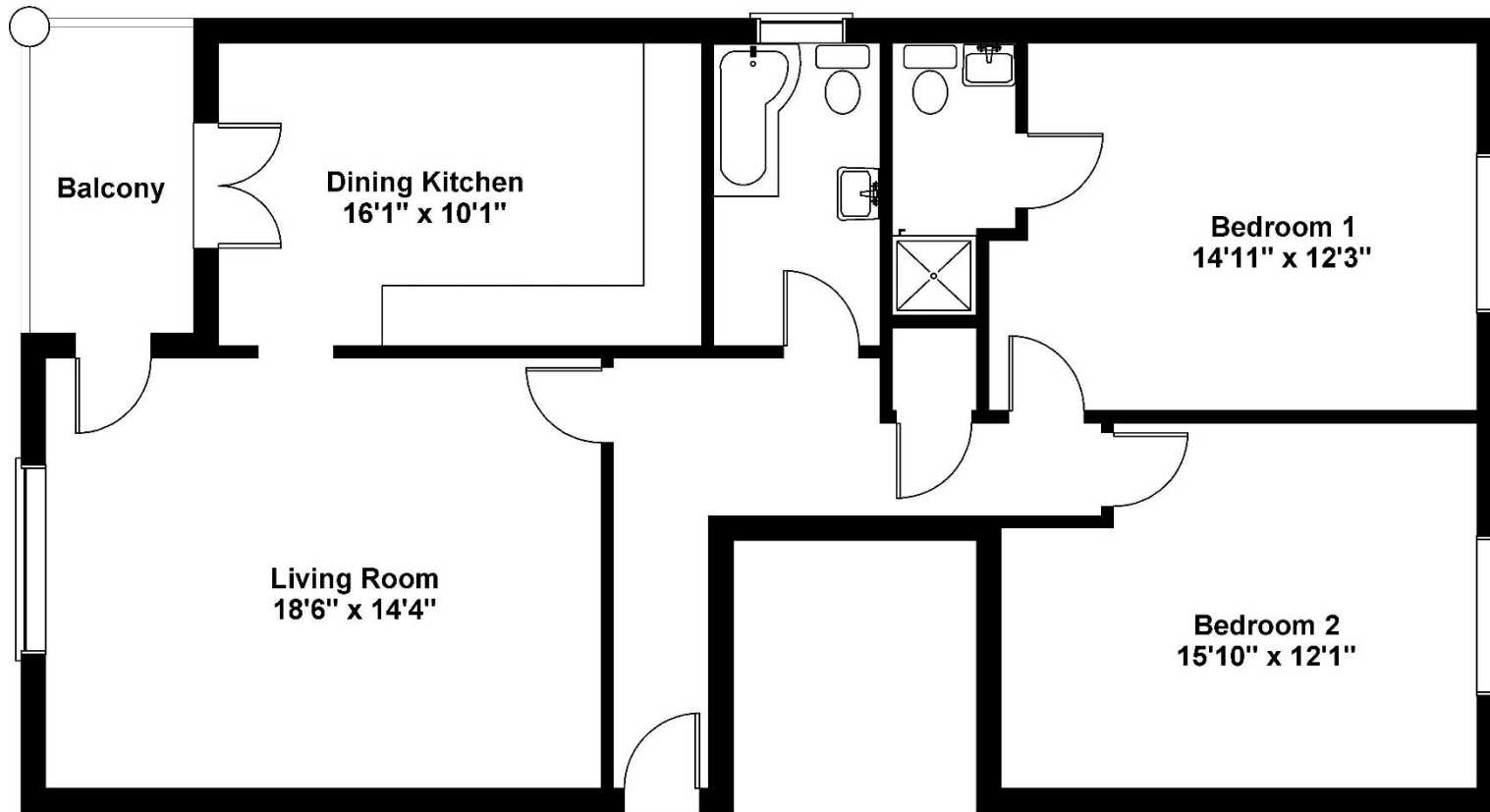
Leasehold with the remainder on 999 years from 2007. Monthly management Fees (including buildings insurance) - £262. Annual Ground Rent - £400.

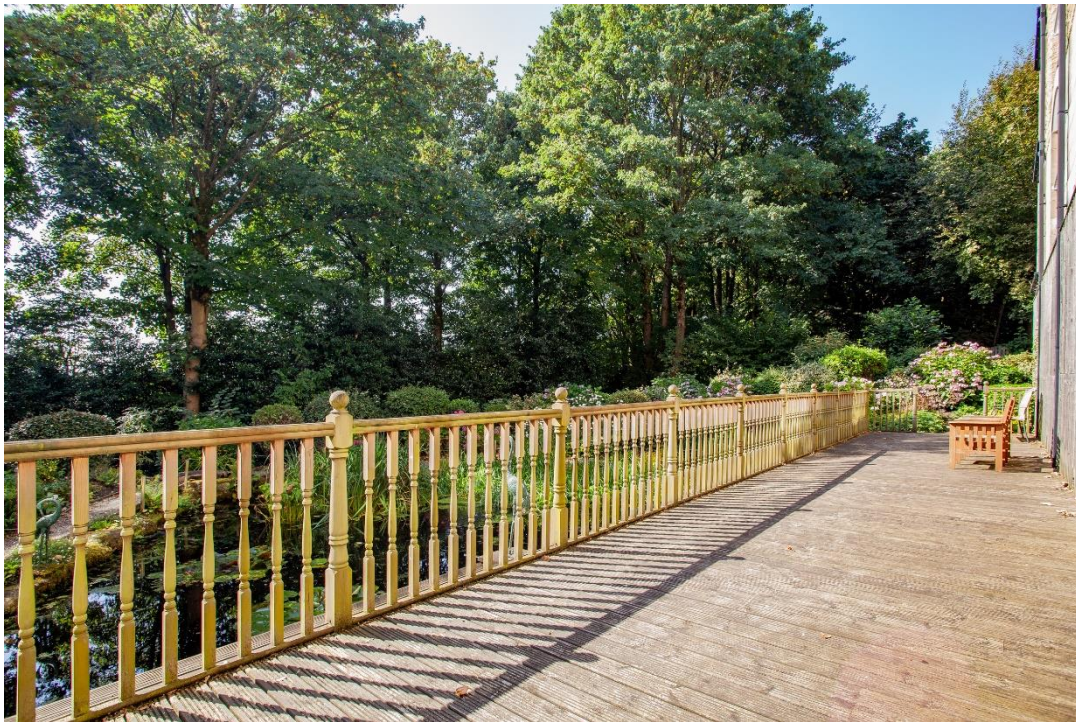
DIRECTIONS

From Ripponden take the Halifax Road to Sowerby Bridge and proceed through to King Cross. Just before the King Cross traffic lights turn left into Burnley Road and proceed through the next traffic lights. Continue for approximately 1 mile, turning left into the gated driveway of Woodcroft Grange.



Approximate gross internal area 1034 sq ft





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.