





9 MARKHAM MOUNT

PYE NEST | HX2 7JB

A spacious apartment, located in a gated complex of only 18 apartments on three floors, with the advantage of a double garage and lift access.

This second floor apartment provides spacious and easily maintained accommodation that briefly includes a superb open-plan living room and kitchen with the advantage of superb south facing panoramic views, two double bedrooms, en-suite shower and three-piece bathroom.

Markham Mount is located on the western side of Halifax providing easy access to the local amenities and just a short stroll to Crow Wood Park.

The property benefits from NO UPWARD CHAIN



ACCOMMODATION

Entrance Hall
Living Room
Kitchen
Bedroom 1
En-suite Shower
Bedroom 2
Bathroom

COUNCIL TAX

C

EPC RATING

B

INTERNAL

There is video entry from both street level and car park. The property is entered from the communal landing into a spacious entrance hall. The generously proportioned living, dining area features a floor to ceiling bay window that takes full advantage of the superb far-reaching south facing views. The living room is open through to the kitchen which is fitted with a stylish range of cream gloss units with complementary worktops. The kitchen has fully integrated appliances comprising electric oven, four-ring gas hob with extractor canopy over, dishwasher, fridge and washing machine.

There are two double bedrooms, bedroom 1 benefits from fitted wardrobes with sliding doors as well as a three-piece en-suite shower room. The accommodation is completed with a smart three-piece bathroom housing a bath with mixer tap, concealed cistern WC and wall mounted wash basin.

EXTERNAL

Outside, there is remote-controlled gated parking and a tandem double garage.

LOCATION

The property is located between Halifax and Sowerby Bridge and a wide range of local amenities including a supermarket and a range of shops, pubs and restaurants. There are mainline railway stations in both Sowerby Bridge and Halifax, a regular bus service from outside the property and the M62 is within 20 minutes drive allowing speedy access to the motorway network.

SERVICES

All mains services. Gas central heating, boiler located in the kitchen.

TENURE & FEES

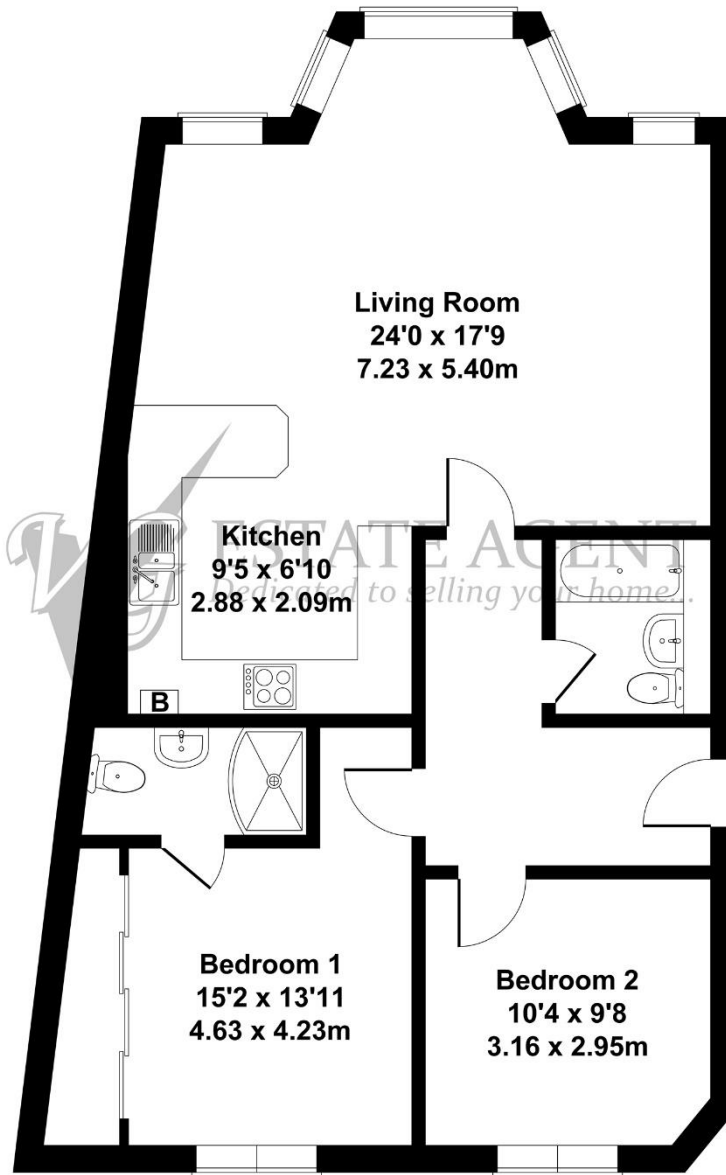
Leasehold. Ground rent £300 pa, maintenance £148.75 pcm.

DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and continue under the railway bridge into the town centre. Continue through Sowerby Bridge and up the hill towards Halifax. At the mini roundabout take the 1st exit and continue up hill, passing Crow Wood Park and Sainsbury's Local on the right. The property can be found on the right hand side, park in the gated car park in a visitor space..



Approximate Gross Internal Area
829 sq ft - 77 sq m



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

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.