



RESIDENTIAL



## 12 Old Well Head

Halifax, HX1 2BN

Asking Price £135,000 Freehold





Offered to CASH BUYERS ONLY, this top (second) floor apartment has three bedrooms and lovely views, reaching far beyond the beautifully maintained gardens, yet is within a few hundred metres of the town centre. Whilst the property would benefit from some internal updating to suit your own taste, the size and layout will appeal to many, and the position is very highly regarded. The communal gardens are a real feature of this small complex, and the apartment has a garage set to the garage block which also includes a communal drying room.

#### Location

Step through the main entrance of this small block of just six, and walk up to the second floor where you will find number 12.

#### Accommodation

A small lobby leads to a nice, wide, central entrance hallway which has an airing cupboard and another storage cupboard. A large living room (5.97m x 4.55m) with practically full width windows taking advantage of the far reaching views off into the distance and over the well manicured gardens. This surprising room has plenty of space for both lounge and dining furniture. The kitchen (2.98m x 2.61m) enjoys a range of base and wall units, with matching drawers and complementary work surfaces, tiled surrounds. There is a one and a half bowl sink unit with a mixer tap and integrated appliances of a four ring ceramic hob and an electric double oven.

**BEDROOM ONE** (4.02m x 3.38m) A good sized double bedroom which has a range of fitted wardrobes. This room is positioned to the rear and enjoys those views over the gardens and beyond. **BEDROOM TWO** (3.38m x 3.17m) Another good sized double bedroom, this one to the front, again with fitted wardrobes. **BEDROOM THREE** (1.97m x 1.7m) A good third bedroom which might make a fabulous home office. Again there is a really nice view from this room, off to the hills in the distance.

**SHOWER ROOM** Fitted with a three piece suite consisting of a low level WC, a washbasin set into a vanity unit, and a double sized shower enclosure. Walls are partly tiled, and there is a useful utilities cupboard which would house a washing machine and a tumble dryer. There is also a useful heated tower rail set to the outside wall, whilst the large opaque glass window allows plenty of natural light.

Externally, there are beautifully maintained communal gardens, for the private use of the eighteen apartments. The apartment has a garage which has an electrically operated door. There is additional parking for visitors.

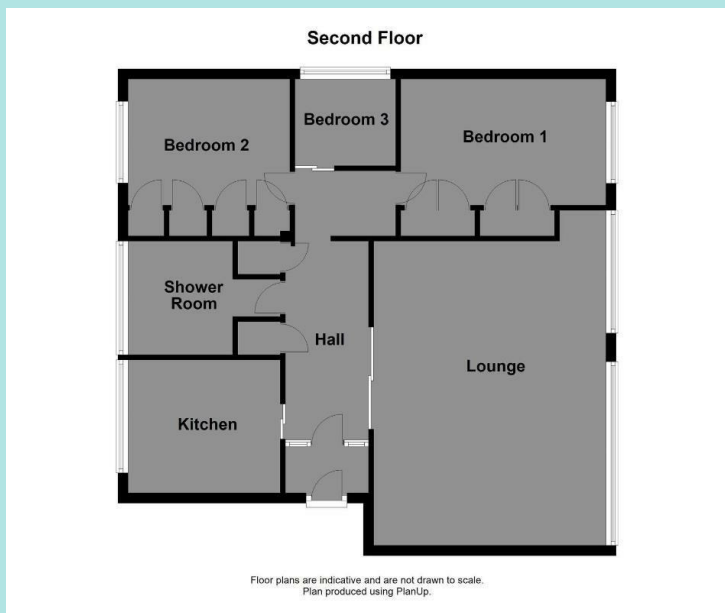
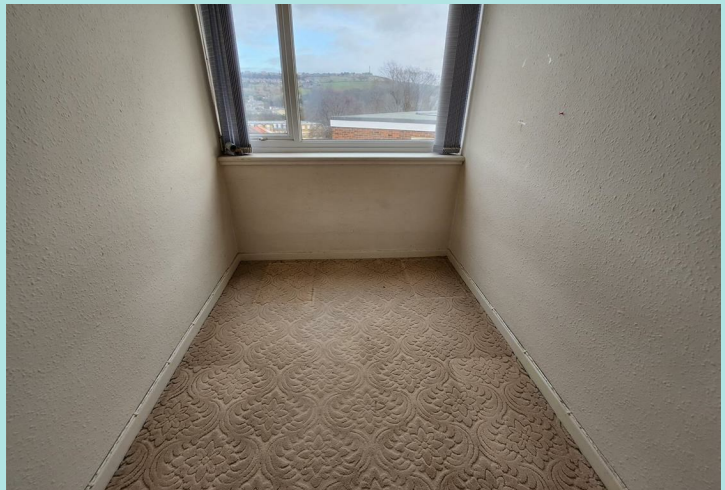
#### ADDITIONAL INFORMATION

Tenure: Freehold.

The apartment owners own a share of the freehold, and the Residents' Management Company maintain the properties directly.

Annual Service Charge: £1,000 for year to 31 October 2024

CASH ONLY PURCHASE DUE TO FREEHOLD RESIDENTS ASSOCIATION.



Council tax band: C  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A

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