



RESIDENTIAL



1 Ridgemont Apartments Halifax Road

Shelf, Halifax, HX3 7LF

Asking Price £120,000 Leasehold





This apartment is situated to the ground floor and offers well appointed two double bedroomed accommodation with an en-suite shower room in addition to the house bathroom. The open plan living kitchen is divided into two distinct areas. The lounge area has French doors out to a small patio area and the kitchen area is well stocked with units and integrated appliances. uPVC double glazing is fitted throughout and there is an electric heating system. An allocated car parking space rounds off a lovely home for a couple.

Location

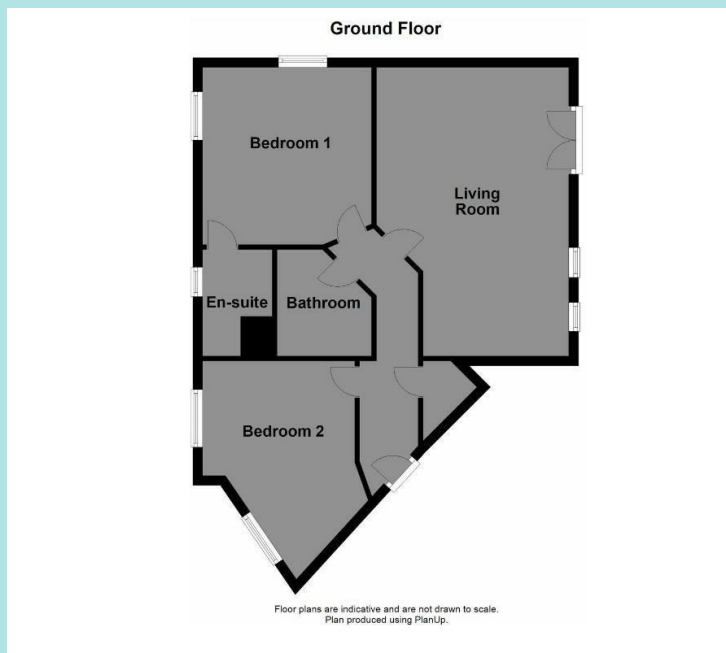
Approached via the resident's car park, Ridgemont is a small apartment block positioned to a convenient location just outside Shelf. With easy access to the local amenities of Shelf, Halifax town centre, Bradford and the M62 motorway network.

Accommodation

The entrance hall has a wall mounted electric heater, the video entry intercom handset and a cylinder cupboard offering a useful storage facility. An open plan living kitchen consists of two distinct areas, a lounge area and a kitchen area. The lounge area benefits from a wall mounted electric heater and uPVC double glazed French doors which open onto a small, enclosed patio area. The kitchen area (3m x 2.77m) is fitted with a range of modern white wall and base units with matching drawers and complementing work surfaces and splash backs incorporating stainless steel one and half bowl sink unit with mixer tap and integrated appliances including a four ring ceramic hob with stainless steel canopy above, electric oven, fridge, dishwasher and washing machine.

The main bedroom (3.66m x 3.56m) has been fitted with an electric wall heater and benefits from an en suite shower room with a white three piece suite consisting of low flush WC, wash basin and shower enclosure with shower fitment. The en-suite is fully tiled around the suite with a tiled floor and there is a heated towel rail. A second nice sized bedroom (3.88m x 3.12m) has been fitted with an electric wall heater. The fully tiled bathroom is fitted with a white three piece suite consisting of panelled bath with shower screen and shower fitment, low flush WC and wash basin set into a vanity unit, with a heated towel rail.

Externally, there is an enclosed patio area to the rear of the property and the apartment benefits from an allocated car parking space. Visitor parking is also available.



Council tax band: B
EPC rating: D
Ground rent: TBC
Service charge: TBC

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