



8 Baldwin Apartments Emily Way

Halifax, HX1 2PX

£180,000 Leasehold





Situated in a highly desirable development, 8 Baldwin Apartments is a well-presented two-double bedroom duplex apartment for sale with no onward chain. Benefitting from allocated parking and private outside space, as well as being close to a range of local amenities and excellent transport links.

Location

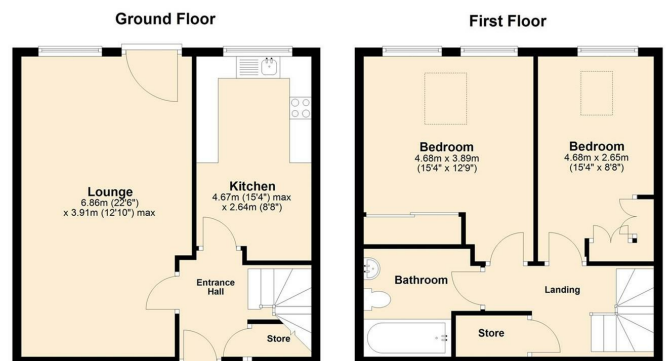
Savile Park is a sought-after and convenient location, a short distance to Halifax Town Centre. There are plenty of local amenities nearby which include local shops, hair dressers, bars, supermarkets and doctors surgeries. There are a variety of highly regarded schools within the area. Savile Park is also within walking distance to the Lloyds Banking Group head office and the Calderdale Royal Hospital. Manor Heath Park nearby is recognised as one of the best parks within the region with a Tropical butterfly and plant centre, a full programme of events for all the family throughout the year and a café and play areas.

Accommodation

Access is gained into the entrance lobby which benefits from a storage cupboard. An open staircase with decorative balustrade rises to the first floor. The first door on your left takes you through to the spacious lounge which has a door leading out to a roof top terrace providing private outdoor space. The breakfast kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include; Bosch oven and induction hob with extractor hood above, dishwasher, washer-dryer and fridge-freezer.

Rising to the first floor landing which benefits from a further storage cupboard housing the gas central heating boiler and provides access to two bedrooms and the bathroom. Two spacious double bedrooms benefit from built-in wardrobes and velux skylight windows allowing for natural light while the part tiled house bathroom boasts a contemporary three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Externally, the property comes with allocated parking for one car with further on-street parking available and a permit for visitors. Accessed from the door of the lounge is a generous and enclosed roof top terrace providing your own private outside space.



Council tax band: C
EPC rating: D
Ground rent: £150 p/a
Service charge: £178 p/m

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