



## Apartment 6 Savile Heath, Manor Heath Road

Halifax, HX3 0BG

**£189,950 Leasehold**







Apartment 6 Savile Heath is set to the second floor within this magnificent Victorian Mansion, located besides Manor Heath Park. Offering a spacious open plan living space with two bedrooms, an allocated parking space, communal grounds and the added benefit of no upper chain, this would be suited to a variety of purchasers given the desirable location.

### Location

Savile Heath is accessed via a private driveway, set back from Manor Heath Road, near the junction where it meets Skircoat Green Road. Positioned next to the open green space of Manor Heath Park, this is an ideal location for anyone needing access to Halifax town centre, Halifax Railway Station, The Calderdale Royal Hospital, or those needing to commute due to the excellent links to the M62 and A58. The area boasts highly regarded schools, including The Gladdings Preparatory School, and Crossley Heath School, and there are many local amenities and independent retailers at nearby Skircoat Green including butchers, post office and convenience store.

### Accommodation

Entering via a communal entrance into a grand hallway beyond with many beautiful period features, rising to the first floor where the door for Apartment 6 opens to a private entrance hallway with space for coats/shoes etc. A further staircase then leads up to the landing where the telephone entry handset is located and a door accesses a storage area which houses the boiler.

Continuing into the open plan living space which has adequate space for lounge and dining areas, with a period fireplace with gas fire and tiled hearth, and natural light via two skylights. A door accesses a further storage area. The living area is open to the kitchen which provides an excellent range of base, wall and drawer units with tiled splashbacks and complementary worksurfaces which incorporate a 1 and ½ bowl sink with drainer and mixer tap over. There are a variety of appliances included within the sale including an electric cooker, fridge freezer, washing machine and dishwasher.

The principal bedroom is a spacious double with a pleasant view over Manor Heath Park. The adjacent house bathroom features a five piece white suite comprising: wash hand basin, bidet, WC, bath and separate shower cubicle. With part tiled walls, an extractor fan and a shaver socket. Across the landing, the second double bedroom is split level with a raised area towards the window and a recessed bookcase.

Externally there is one allocated parking space and communal grounds which include a patio and lawn.

Please note there is no lift within the building.

### Lease Details

Term: 999 Years from 1st January 1979  
We are advised that £0 / Nil Ground Rent is payable and that the annual Service Charge is £1,000 per annum.

Council tax band: C  
EPC rating: E  
Ground rent: £0 / Nil  
Service charge: £1,000 per annum.



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