



5, Crossley Apartments Haworth Close, Halifax, HX1 2NP  
Asking Price £210,000

**bramleys**



## NO UPPER CHAIN

A spacious 2 double bedroom, ground floor apartment which forms part of the prestigious Royal Hospital conversion. The open plan living space incorporates a modern fitted kitchen with integrated appliances, spacious lounge and further dining area. With a wealth of original features including exposed stone arches, the apartment also provides double glazed windows, central heating and allocated parking. Externally there is a good sized patio garden area, which gives access to a further lawned section of communal gardens and the apartment also comes with 1 parking space.

Conveniently placed for access to Halifax town centre, Manor Heath Park, Calderdale Royal Hospital and also the M62 motorway network, ideal for those looking to commute to the major trading centres of West Yorkshire and East Lancashire.

An internal viewing is highly recommended to appreciate the accommodation on offer.

Energy Rating: TBA





## GROUND FLOOR:

Enter the apartment through an independent access door into:-

### Entrance Hall

Fitted with a recessed cloaks cupboard and walk-in store.

### Kitchen

11'3" x 15'5" (3.43m x 4.7m)

Fitted with a stainless steel sink unit with a range of base units, wall cupboards, double wine rack, working surfaces and fitted appliances. The kitchen is open plan into the living area and features stone archways, brick archways, windows and external door which leads out to the patio. A further brick archway leads through to the lounge.

### Lounge

11'3" x 13'3" (3.43m x 4.05m)

Fitted with a stone dwarf wall with inset mirrored panels. There are 2 central heating radiators and a feature stone arched window which provide ample natural light.

### Inner Hall

### Master Bedroom

10'1" x 17'9" (3.08m x 5.43m)

A well proportioned double bedroom, which is fitted with a central heating radiator, arched window with exposed stone and brickwork, feature alcove with shelving and door giving access to the en suite.

### En suite Shower Room

Being part tiled to the walls and fitted with a white suite incorporating low flush WC, pedestal wash basin and shower cubicle. There are part tiled walls, a central heating radiator and feature exposed brick arches.

### Bedroom 2

12'6" x 13'0" (3.82m x 3.97m)

With a central heating radiator and feature arched window with exposed stone and brickwork above.

### Wet Room

With a feature brick arch and original section of a stone arch. This room is fitted with part tiled walls, wet room floor surface, a shower with shower screen, pedestal wash basin and low flush WC. There is also a central heating radiator.





### OUTSIDE:

To the front of the property there is an allocated parking space and adjacent visitor parking. To the rear there is a reasonable sized, low maintenance garden which is paved to provide ample seating and has a collection of mature shrubbery, pebbled areas and flowerbeds. A low wall separates the terrace from a further section of lawned garden which is also included within the title. However, please note the lawned garden area does not have a boundary separating it from the apartment gardens adjacent, as they have been kept as one large communal area.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Halifax via Skircoat Road (A629) and at the Prince Albert memorial statue turn right onto Heath Road. At the traffic lights turn right onto Free School Lane and take the third right hand turn into Haworth Close. Follow the one way system round to the left where the apartment can be found on the left hand side.

### TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 1 January 2003

Ground Rent: £244.73 per annum.

Service Charge: £634,74 every 6 months (2024/2025). Please note, this is subject to a yearly review.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01422 374811.

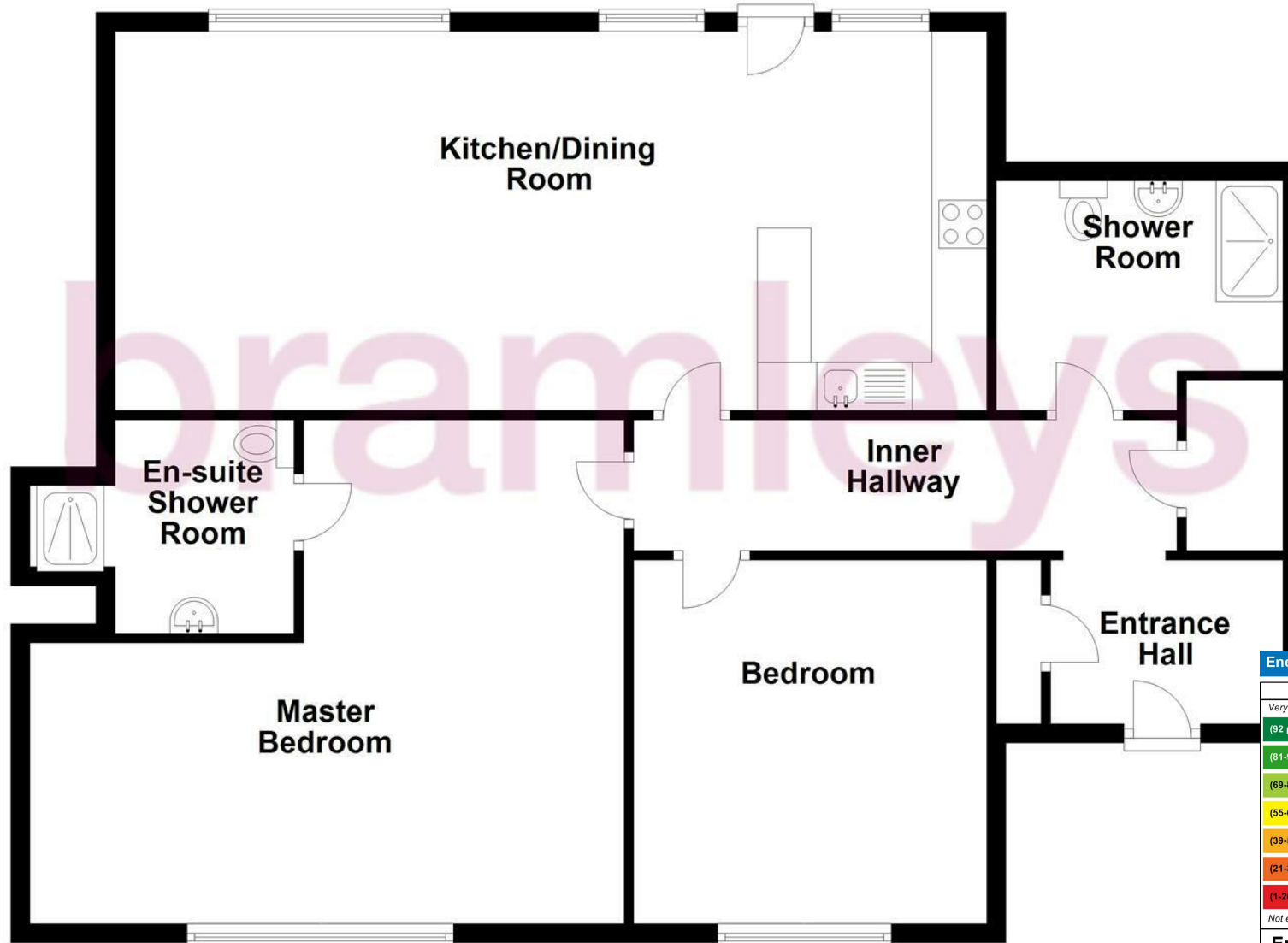








# Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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