



65 Springwood Avenue, Halifax, HX3 0UT

Offers Over £80,000

- : Ground Floor Apartment
- : Communal Gardens
- : Popular & Convenient Location
- : Realistically Priced
- : Gas Central heating & uPVC Double Glazing
- : One Double Bedroom
- : Garage
- : Easy Access to The Local Amenities In Copley & Skircoat Green
- : Ideal For First Time Buyer, Downsize or Property Investor
- : Viewing Recommended

# 65 Springwood Avenue, Halifax HX3 0UT

Situated in this desirable and convenient residential location, lies this one bedroomed ground floor apartment, providing accommodation which will be of particular interest to the first-time buyer, downsizer or property investor.

The property briefly comprises of an entrance hall, lounge, kitchen, double bedroom, bathroom, communal gardens, garage, UPVC double glazing, and gas central heating.

The property provides easy access to the local amenities of Skircoat Green and Copley, and Halifax Town Centre.

Very rarely does an opportunity arise to purchase a ground floor apartment in this sought after location and as such an early appointment to view is strongly recommended.



Council Tax Band: A



### ENTRANCE HALL

UPVC double glazed entrance door opens into the entrance hall with built-in cupboard providing useful storage facilities. Additional store cupboard with fitted shelving. Single radiator and fitted carpet.

From the entrance hall door to the

### LOUNGE

14'9" x 10'7"

A well-proportioned reception room with large floor-to-ceiling UPVC double glazed windows enjoying attractive views. Feature stone fireplace with electric fire and matching hearth. Television point, single radiator and fitted carpet.

From the lounge through to the

### KITCHEN

7'9" x 9'3"

Fitted with a range of wall and base units incorporating matching work surfaces and stainless steel single drainer sink unit. Electric cooker point and plumbing for an automatic washing machine. The kitchen houses the combination boiler and has a UPVC double glazed window to the front elevation and a double radiator. Door to pantry with fitted shelving.

From the entrance hall door to the

### BEDROOM

11'1" x 11'8"

A double bedroom with UPVC double glazed window to the front elevation, enjoying pleasant views towards Norland Hillside. Single radiator and fitted carpet.

From the entrance hall door to the

### BATHROOM

Fitted with a three-piece suite in a pink shade comprising pedestal wash basin, low flush W/C and panelled bath with Triton electric shower over. Tiled around the bath and shower area with complementary colour scheme to the remaining walls. UPVC double glazed window to the front elevation and double radiator.

### GENERAL

The property benefits from all main services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is leasehold on a 99 year lease commencing on the 14th November 1979. The ground rent is 25 per annum and the service charge for 2026 was 1300. The management company consists of the 4 apartment owners in the block with each owner becoming a Director in the management company

### EXTERNAL

There are communal gardens and a single garage.



### Directions

SAT NAV HX3 OUT

### Viewings

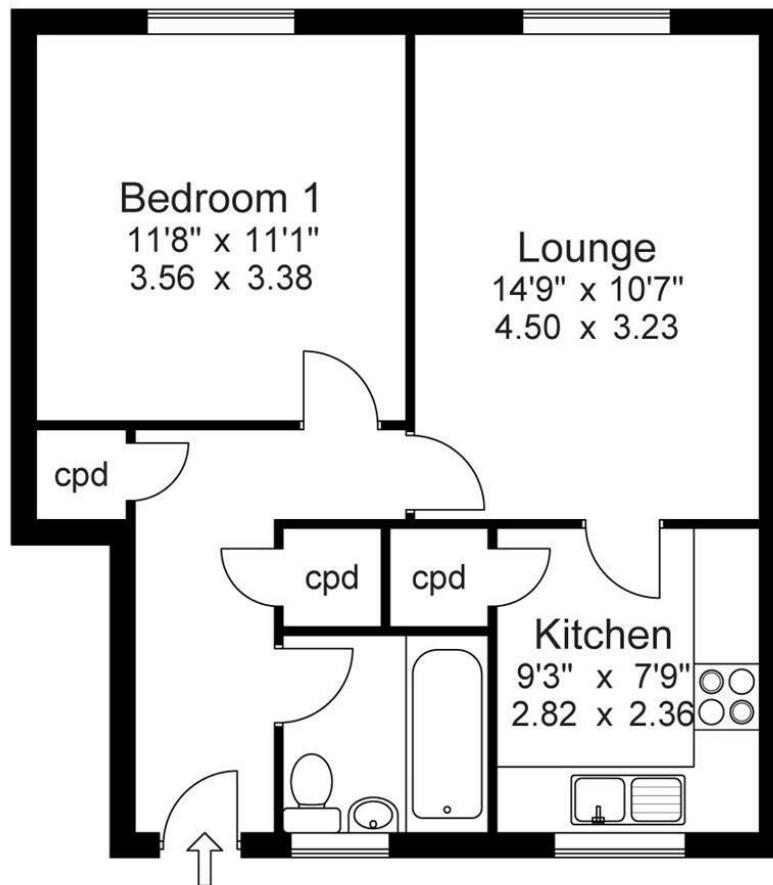
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 505 Sq. Feet  
= 46.9 Sq. Metres



For illustrative purposes only. Not to scale.