



50 Mill Stream Drive, Luddendenfoot, Halifax, HX2 6DE

Offers Over £110,000

- : Spacious Penthouse Apartment
- : 2 Bathrooms
- : Desirable Location
- : Easy Access to Halifax & Hebden Bridge
- : Realistically Priced
- : 2 Good Sized Bedrooms
- : Designated Parking
- : Spacious Lounge With Balcony
- : Easy Access To Trans Pennine Road & Rail Network
- : Viewing Strongly Recommended

50 Mill Stream Drive, Halifax HX2 6DE

Situated in this desirable residential location lies this two bedroomed, third floor apartment providing spacious and modern unfurnished accommodation. The property briefly comprises of an entrance hall, spacious lounge, modern fitted kitchen, two bedrooms, master en suite, bathroom, central heating, uPVC double glazing and designated parking space. The property is situated ideally between Halifax and Hebden Bridge and provides excellent access to the trans-Pennine road and rail network.



Council Tax Band: B



ENTRANCE HALL

With entry intercom telephone system, one single radiator, door to cylinder cupboard providing useful storage facilities and a fitted carpet.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE

14'11" x 14'2"

uPVC double glazed French doors opening onto a balcony enjoying attractive views. two double radiators, telephone point, and a fitted carpet.

From the Lounge there is an archway through to the

KITCHEN

11'6" x 6'4"

Being fitted with a range of modern wall and base units incorporating matching work surfaces and single drainer sink unit with mixer tap, four ring electric hob with electric oven and grill beneath, integrated fridge and integrated washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, and one single radiator.

From the Entrance Hall a door opens into

BEDROOM ONE

10'2" x 15'3"

With uPVC double glazed window to the front elevation, one single radiator, one TV point and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE

With modern white three piece suite comprising pedestal wash basin, low flush WC and walk-in shower cubicle, one single radiator, uPVC double glazed window to the side elevation.

From the Entrance Hall a door opens to

BEDROOM TWO

7'0" x 12'11"

With uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the Entrance Hall a door opens into the

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath with overhead shower unit, and one single radiator.

GENERAL

The property is Leasehold on a 999 year lease commencing in 2003 with a ground rent and service charge details which can be obtained from the selling agent. The property has the benefit of mains water and electric with an electric central heating system and uPVC double glazing. It is in Council Tax band B

EXTERNAL

There is a designated parking space with further parking available for visitors.



Directions

SAT NAV HX2 6DE

Viewings

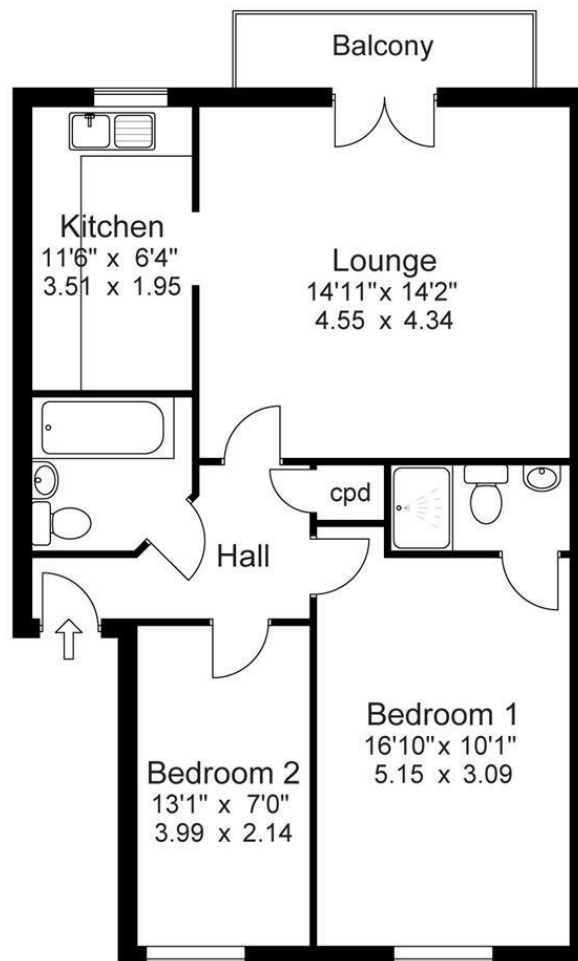
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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 = 683 Sq. Feet
= 63.5 Sq. Metres



For illustrative purposes only. Not to scale.