HUNTERS®

HERE TO GET *you* THERE



20 Halifax Road

Dewsbury, WF13 2NE

Guide Price £70,000

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GUIDE PRICE £70,000 - £75,000

Set within the grounds of this stunning GRADE II listed property, is this two bedroom GROUND FLOOR mezzanine apartment in this highly regarded complex and conveniently located for Dewsbury town centre and within walking distance to Dewsbury Hospital and Train station. The property has vaunted ceilings, exposed brickwork, and benefits from on-site gym, sauna and secure gated allocated parking space. Ideally suiting either a first time buyer or young couple.







LEASEHOLD INFORMATION
LEASE TERM - 999 YEARS
STARTING FROM - 1 AUGUST 2001
TERM REMAINING - 974 YEARS
ANNUAL SERVICE CHARGE - £4829.60
ANNUAL GROUND RENT - £125.00

ENTRANCE
Hardwood door into lounge

LOUNGE 10'8" x 19'2" (3.25 x 5.84)
Spacious and large lounge area with original sash windows with ceiling spot lights and fitted wall lights, two central heating radiators, further lounge area currently used as games area, with laminate flooring throughout.

OPEN PLAN DINING KITCHEN 9'3" x 16'3" (2.83 x 4.95)
Fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over, incorporating sink and drainer with 1/2 bowl, splash back tiling, electric hob and oven with cooker hood over, plumbing for washing machine and space for freestanding fridge and freezer, There is a further dining area with feature fireplace, with laminate floor covering.

LANDING
Spiral staircase leading to first floor

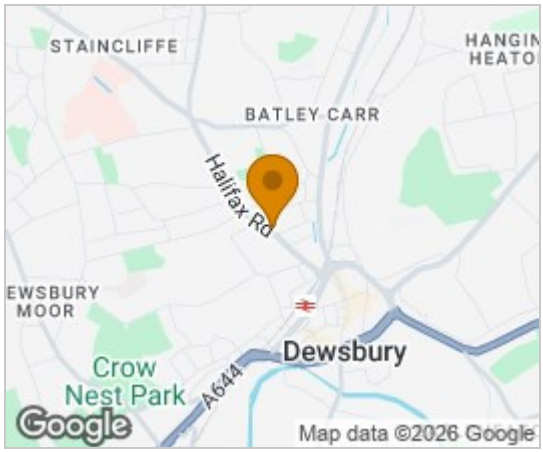
BEDROOM 1 13'2" x 13'2" (4.01 x 4.01)
Single glazed original windows and gas central heating radiator, with exposed brick wall and mezzanine balcony.

BEDROOM 2 8'5" x 12'1" (2.57 x 3.68)
Single glazed original sash window central heating radiator and mezzanine balcony.

BATHROOM
Fitted with a panel bath with shower screen with tap attached shower over, bath with, tiled walls, low level flush WC, wash hand glass basin and extractor fan. Door to further storage area. Having tiled flooring and radiator.

OUTSIDE
Having an intercom entry system, lift access, communal gym/sauna facilities, communal gardens and residents allocated car parking space.

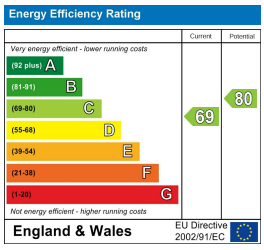
Area Map

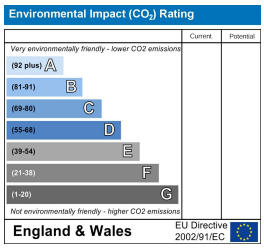


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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