Peter David Properties Ltd

Residential Sales and Lettings

Haworth Close,

Offers Around £180,000

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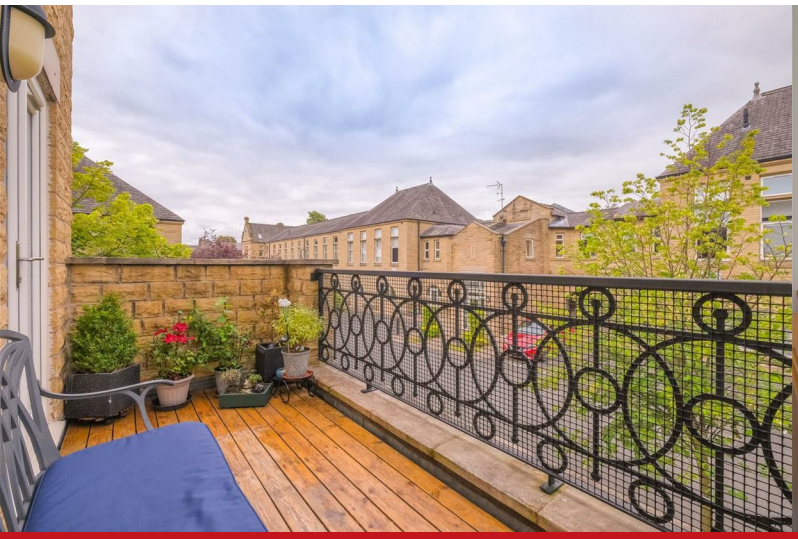


A beautifully presented two-bedroom duplex apartment with private balcony, occupying an enviable position within this highly sought-after development just off Free School Lane. Offering well-appointed accommodation arranged over two floors, this stylish home combines modern living with generous proportions and an excellent location.

The property is accessed via a well-maintained communal entrance and briefly comprises an inviting entrance hall with a useful cloakroom/WC, leading to a spacious open-plan lounge and dining area. The contemporary fitted kitchen features a range of high-gloss units, integrated appliances and ample worktop space, creating the perfect environment for both everyday living and entertaining.

French doors from the living area open onto a delightful private balcony, providing an ideal spot to enjoy a morning coffee or unwind in the evening.

To the upper floor are two generous double bedrooms, including a particularly spacious principal bedroom, together with a modern shower room finished to a high standard. The property also benefits from storage throughout and attractive elevated views across the surrounding area.

Finished in neutral tones and impeccably maintained, this superb duplex apartment is likely to appeal to a wide range of purchasers, including professionals, downsizers and those seeking a secure, low-maintenance home in a highly regarded location.

Conveniently positioned for easy access to Halifax town centre. The area is well served by a wide range of amenities including shops, supermarkets, cafés, restaurants and leisure facilities, together with excellent transport links via Halifax Railway Station and the nearby M62 motorway network, providing straightforward access to Leeds, Manchester and Bradford. Residents can also enjoy the nearby attractions of The Piece Hall and Manor Heath Park.

- SOUGHT-AFTER DEVELOPMENT JUST OFF FREE SCHOOL LANE
- SPACIOUS DUPLEX APARTMENT
- TWO GENEROUS DOUBLE BEDROOMS
- LARGE OPEN-PLAN LOUNGE AND DINING AREA
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN SHOWER ROOM AND GROUND FLOOR WC
- PRIVATE BALCONY
- ONE ALLOCATED PARKING SPACE & VISITORS PARKING
- COUNCIL TAX BAND - C
- EPC RATING - D

Accommodation

Entrance hall

Lounge/ Diner
14'5" x 18'4" (4.4 x 5.6)

Kitchen
7'6" x 7'10" (2.3 x 2.4)

Balcony
14'5" x 5'6" (4.4 x 1.7)

WC

First floor

Bedroom
14'5" x 15'10" (4.4 x 4.85)

Bedroom
12'5" x 12'1" (3.8 x 3.7)

Bathroom
5'6" x 7'0" (1.7 x 2.15)

Directions
Please use post code HX1 2NJ for sat nav directions.

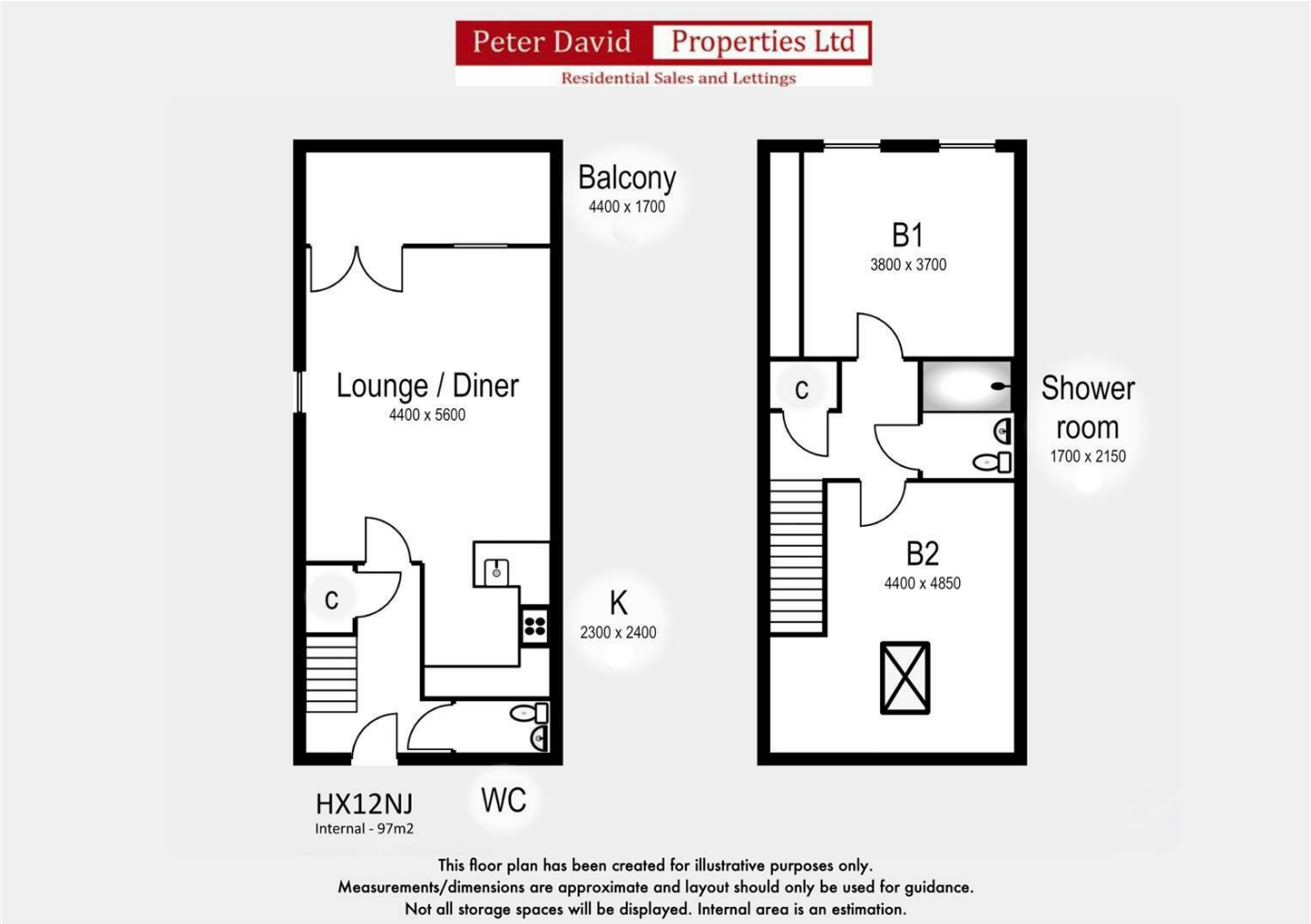
PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

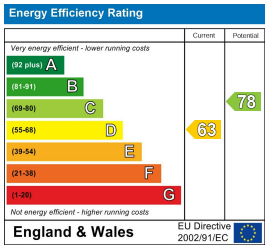
Floor Plan

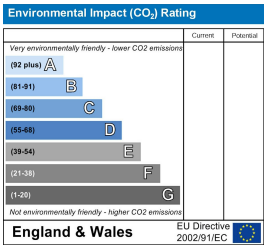


Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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