



15 Rawson Apartments Savile Park, Halifax, HX1 2NU

Offers Around £155,000

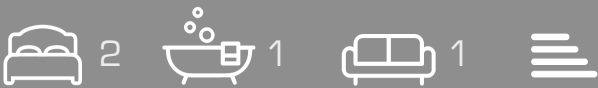
- : Highly Desirable Residential Location
- : 2 bedrooms
- : Modern Kitchen
- : Communal Gardens
- : Easy Access To Local Amenities & Halifax Town Centre
- : First Floor Duplex Apartment
- : Spacious Open Plan Lounge & Dining Room
- : Modern Bathroom
- : Designated Parking
- : Viewing Strongly Recommended

15 Rawson Apartments , Halifax HX1 2NU

Situated in this highly desirable and much sought-after residential location within the heart of Savile Park lies this first floor two bedroomed duplex apartment providing attractive and well-presented accommodation. The property offers excellent access to the local amenities of Savile Park and Skircoat Green, including shops and parks, as well as easy access to Halifax Town Centre and the Trans Pennine road and rail network.

Just step inside this delightful apartment and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, spacious open plan lounge and dining area, modern fitted kitchen, two double bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, communal gardens, a designated parking space and further visitor parking.

An internal inspection is strongly recommended to fully appreciate the accommodation provided which is being offered for sale at this realistic asking price.



Council Tax Band: C



ENTRANCE HALL

The front entrance door opens into the entrance hall with intercom entry telephone and fitted carpet. There is access to a cupboard and understairs storage area providing useful storage facilities, including plumbing for an automatic washing machine.

From the entrance hall door opens into the

OPEN PLAN LOUNGE WITH DINING AREA

24'6" m x 11'2" m

A spacious open plan living area with three double glazed windows to the rear elevation providing this room with a light and spacious aspect. Features include an electric wall-mounted living flame fire, two radiators and a fitted carpet.

From the lounge door opens into the

KITCHEN

8'8" m x 5'10" m

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. Appliances include a four-ring halogen hob with stainless steel extractor in canopy above, electric oven and grill beneath, integrated fridge freezer and integrated dishwasher. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls. Double glazed windows to the rear and side elevations and a single radiator.

From the entrance hall stairs with fitted carpet leads to the

LANDING

The landing has a double glazed window to the rear elevation and fitted carpet. There is access to the loft and a store cupboard housing the gas central heating boiler with fitted shelves providing excellent storage facilities. One single radiator.

from the landing door opens to the

BATHROOM

Fitted with a modern white three-piece suite incorporating a pedestal wash basin, low flush W/C and a large walk-in shower cubicle with shower unit. The bathroom is fully tiled with a matching floor and a double radiator.

From the landing door to

BEDROOM TWO

11'6" m (max) x 11'7" m (max)

This second double bedroom has a double glazed window to the rear elevation. Built-in wardrobes to one wall, one radiator and a fitted carpet.

From the landing door opens to

BEDROOM ONE

15'1" m narrowing to 11'0" m x 13'4"

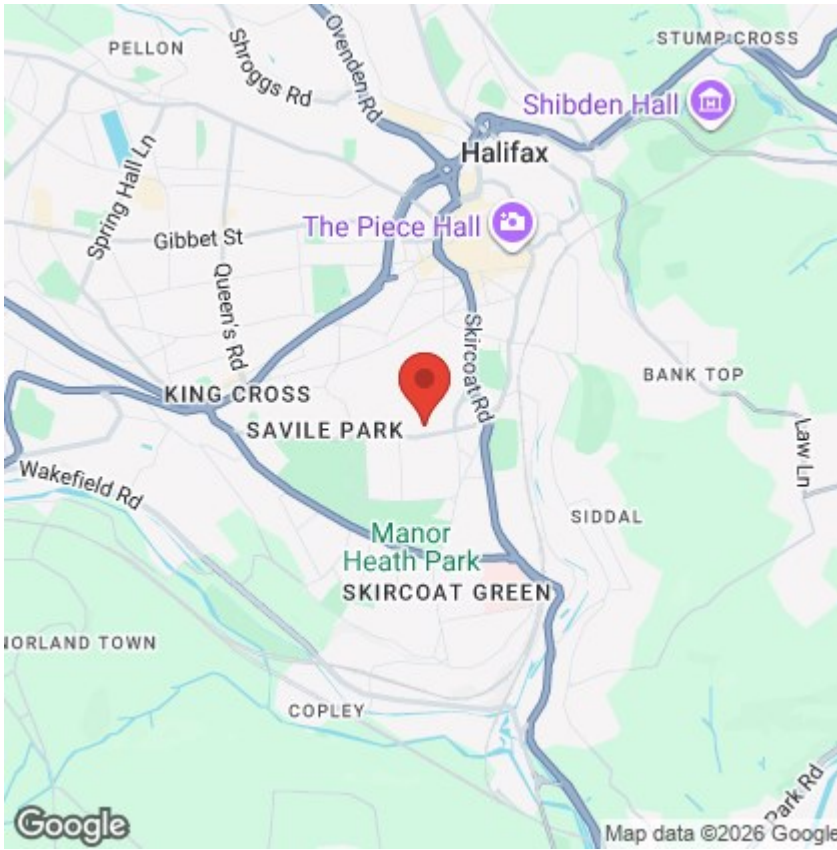
This spacious double bedroom two double glazed windows to the rear elevation. Built-in wardrobes to one wall, one double radiator and fitted carpet.

GENERAL

The property is leasehold on a 999 year lease commencing on 1st January 2003, with ground rent of 150 per annum and a service charge of 1952 per annum (2026). The property is in Council Tax Band C

EXTERNAL

The property is set within a gated community with well-maintained communal gardens and benefits from one designated parking space together with additional parking for visitors.



Directions

SAT NAV HX1 2NU

Viewings

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

EPC Rating:

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