



Savile Grange Apartments, Free School Lane, Halifax, HX1 2JH

welcome to

Savile Grange Apartments, Free School Lane, Halifax

Modern & well presented two bedroom upper floor apartment in Savile Park, Offers Over £110,000 which could be a great first time buyer opportunity or anyone looking to downsize. Popular location within walking distance to the Savile Park Moor. Close to good schools & amenities. Contact us to view!



Entrance Hall

Enter the property through a wood door into the entrance hall where there is carpeted flooring and carpeted flooring.

Lounge/Kitchen

24' 6" x 11' 9" (7.47m x 3.58m)

Modern & well-presented open plan lounge/kitchen with a double glazed window to the front elevation, fitted furniture, ceiling spotlights and electric radiator. Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a sink & drainer. With an oven & hob with extractor over and laminate flooring.

Bedroom One

10' 3" x 9' 11" (3.12m x 3.02m)

Double bedroom with a double glazed windows to the front & side elevation, ceiling light point and carpeted flooring. The bedroom also benefits from fitted wardrobes and has a door providing access to the en-suite.

En-Suite

The en-suite comprises of a three piece suite which includes a low level wc, wash hand basin and shower cubicle. With ceiling spotlights, double glazed window to the side elevation and an electric towel rail. The en-suite itself has vinyl flooring.

Bedroom Two

10' 3" x 8' 3" (3.12m x 2.51m)

Bedroom two also a double bedroom with a double glazed window to the front elevation, electric radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bathroom

The bathroom comprises of a three piece suite which includes a low level wc, wash hand basin and tiled panelled bath with a shower over and glass shower screen. The bathroom itself has vinyl flooring.

Externally

The apartments provide an allocated parking space.



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Savile Grange Apartments, Free School Lane, Halifax

- PRESENTED TO AN EXCELLENT STANDARD
- SAVILE PARK LOCATION
- ALLOCATED PARKING SPACE
- UPPER FLOOR APARTMENT WITH OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS & EN-SUITE

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 298 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115440 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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