



## 56 Regent Court Albert Promenade, Halifax, HX3 0HD

Offers Around £125,000

- : Highly Desirable Residential Location
- : 2 Bedrooms
- : Designated Parking Within a Secure Gated Community
- : Ideal For First Time Buyer, Downsizer or Property Investor
- : Realistically Priced
- : First Floor Apartment
- : 2 Bathrooms
- : Open Plan Lounge With Modern Kitchen & Dining Area
- : Easy Access to The Local Amenities Of Savile Park & Skircoat Green
- : Viewing Recommended

# 56 Regent Court Albert Promenade, Halifax HX3 0HD

Situated in one of Calderdale's premier residential locations, in the heart of Savile Park, lies this two bedroomed first floor apartment, providing well-presented accommodation which will be of particular interest to the first-time buyer, property investor or those looking to downsize.

The flat briefly comprises of an entrance hall, utility cupboard, open plan lounge, dining area and modern fitted kitchen, 2 bedrooms (master with en suite) and bathroom. The property has a designated parking space with further parking for visitors.

The property forms part of a secure gated community and enjoys excellent access to Savile Park and Skircoat Green, together with convenient connections to the Trans Pennine road and rail network, linking the business centres of Manchester and Leeds.

The property is offered for sale at a realistic asking price, and an early inspection is strongly recommended.



Council Tax Band:



### ENTRANCE HALL

Front entrance door opens into the entrance hall with intercom entry telephone system. Door to cylinder cupboard providing useful storage facilities.

### KITCHEN AREA

11'5" extending to 15'1" x 7'8"

Fitted with a range of modern wall and base units incorporating matching work surfaces and stainless steel single drainer sink unit with mixer tap. Four-ring halogen hob with extractor canopy above and electric oven and grill beneath, with matching splashback. Integrated fridge freezer, dishwasher and washing machine. Splashback tiling with complementary colour scheme to the remaining walls. Electric wall-mounted heater.

From the kitchen area through to the

### LOUNGE / DINING AREA

10'3" x 10'0"

A light and airy reception space with UPVC double glazed French doors opening onto a Juliet balcony. Electric storage heater and television point.

From the entrance hall door to

### BEDROOM ONE

11'9" x 11'5"

A double bedroom with UPVC double glazed window to the front elevation. Sliding doors open into a built-in wardrobe. Electric wall-mounted heater and fitted carpet.

From the bedroom door opens to

### EN SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower unit. Tiled around the shower area with complementary tiling to the remaining walls. Heated towel rail and electric wall-mounted heater.

From the entrance hall door to

### BEDROOM TWO

8'8" x 9'10"

UPVC double glazed window to the front elevation. Electric wall-mounted heater and fitted carpet.

From the entrance hall door to the

### BATHROOM

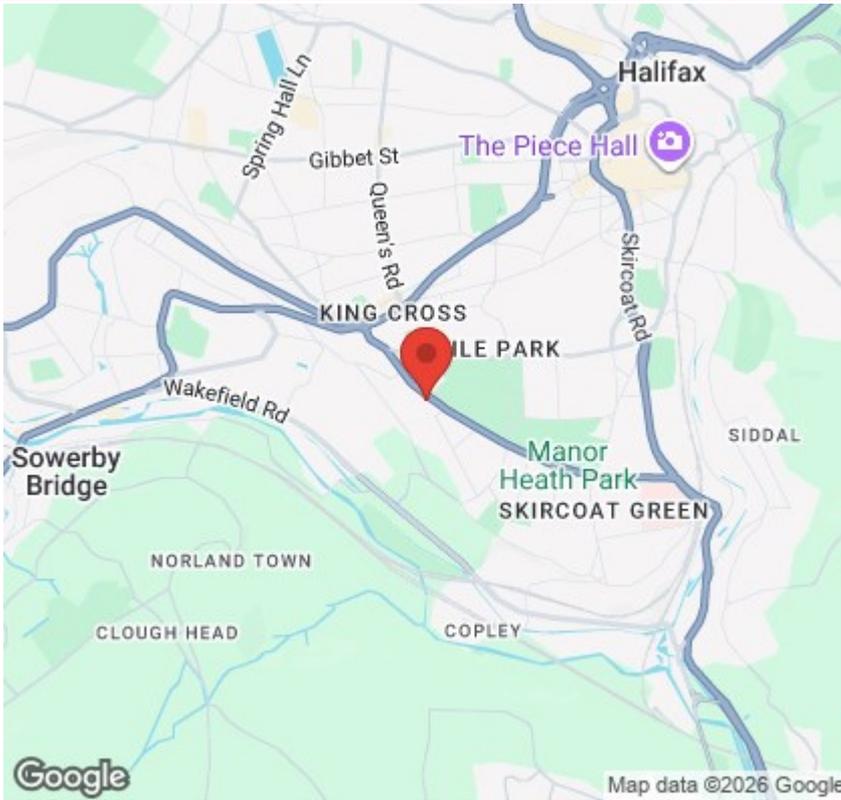
Fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush WC and panelled bath with mixer shower tap. Tiled around the bath with complementary tiling to the remaining walls.

### GENERAL

The property is leasehold on a 155 year lease commencing in 2004 at a ground rent of 526.68 and service charge of 1433.72. The property benefits from mains water and electricity, with electric heating throughout and uPVC double glazing.

### EXTERNAL

There are communal gardens and a designated parking space within the secure gated development, together with additional visitor parking.



### Directions

SAT NAV HX3 0HD

### Viewings

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

### EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

= 51.0 Sq. Metres

