



50 Regent Court Savile Park, Halifax, HX3 0HD

Offers Over £160,000

- : Ground Floor Apartment
- : 2 Bedrooms
- : Open Plan Lounge, Dining Area, & Kitchen
- : Secure Gated Community
- : Realistically Priced
- : Highly Desirable Location
- : 2 Bathrooms
- : Designated Parking
- : Attractive Views
- : Viewing Essential

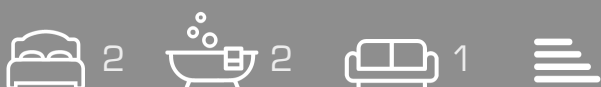
50 Regent Court Savile Park, Halifax HX3 0HD

Situated in this highly desirable and much sought-after residential location lies this two-bedroom, two-bathroom ground floor apartment, providing attractive and spacious accommodation which will be of particular interest to those requiring accommodation on one level or with mobility considerations.

The property briefly comprises an entrance hall, open-plan lounge, dining area and kitchen, two bedrooms (master with en-suite shower room), bathroom and utility cupboard. The property also benefits from uPVC double glazing, electric heating, secure designated parking and additional visitor parking.

Situated in the heart of Savile Park, on Albert Promenade, the property enjoys attractive views and provides excellent access to the local amenities of Skircoat Green, Savile Park and King Cross, as well as easy access to Halifax town centre.

Rarely does the opportunity arise to purchase a ground floor apartment in this sought-after location, and as such, an early inspection to view in order to avoid disappointment is strongly recommended.



Council Tax Band: B



ENTRANCE HALL

The front entrance door opens into the entrance hall with a tiled floor, inset spotlights fitted to the ceiling and an electric heater.

From the entrance hall, double doors open into a

UTILITY CUPBOARD

With fitted work surface, plumbing for an automatic washing machine, space for a tumble dryer and fitted cupboards, providing useful storage facilities.

From the entrance hall, a door opens into a further cupboard housing the hot water cylinder and providing additional storage facilities.

From the entrance hall, a door opens into the:

OPEN-PLAN LOUNGE, DINING AREA AND KITCHEN

LOUNGE AREA

15'7" x 12'7"

With uPVC double glazed French doors opening onto a Juliet balcony, enjoying attractive views. Inset spotlights fitted to the ceiling, one TV point, one electric storage heater, entry telephone system and a fitted carpet.

KITCHEN AREA

7'0" x 12'7"

With a range of fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer, one-and-a-half bowl sink unit with mixer tap, four-ring halogen hob with stainless steel extractor canopy above, stainless steel splashback and a fan-assisted electric oven and grill beneath. The kitchen also benefits from a centre island/breakfast bar, matching splashbacks with a complementing colour scheme to the remaining walls, inset spotlights fitted to the ceiling, tiled flooring and an electric heater.

From the entrance hall, a door opens into:

BEDROOM TWO

11'3" narrowing to 8'5" x 10'8" narrowing to 8'11"

With uPVC double glazed window to the front elevation, electric storage heater and fitted carpet.

From the entrance hall, a door opens into:

BEDROOM ONE

14'1" x 8'11" (maximum)

With uPVC double glazed floor-to-ceiling window to the front elevation, sliding doors opening to useful fitted wardrobe facilities, one telephone point, inset spotlights fitted to the ceiling, electric heater and fitted carpet.

From the bedroom, a door opens into the:

EN-SUITE SHOWER ROOM

With modern white three-piece suite incorporating pedestal wash basin, low flush WC and shower cubicle with shower unit. The en-suite is extensively tiled around the three-piece suite with a complementary colour scheme to the remaining walls, inset mirror, electric heater and shaver point.

From the entrance hall, a door opens into the:

BATHROOM

With modern white three-piece suite incorporating wash basin with mixer tap, low flush WC and panelled bath with mixer shower tap. The bathroom is extensively tiled around the three-piece suite with a complementary colour scheme to the remaining walls, inset spotlights fitted to the ceiling, electric heater and inset mirror.

GENERAL

The property has the benefit of mains water and electricity, together with uPVC double glazing and electric storage heating.

TENURE: The property is leasehold, held on a 155 year lease commencing in 2004

GROUND RENT: 371.77 per annum.

SERVICE CHARGE: 1633.74 per annum.

COUNCIL TAX BAND: B.

EXTERNAL DETAILS

The property is situated within a secure gated development, benefiting from one designated parking space together with additional parking facilities for visitors.

The development also enjoys attractive communal gardens, providing pleasant outdoor surroundings for residents.

TO VIEW

Strictly by appointment. Please telephone Property@Kemp & Co on 01422 349222.



Directions

SAT NAV HX3 0HD

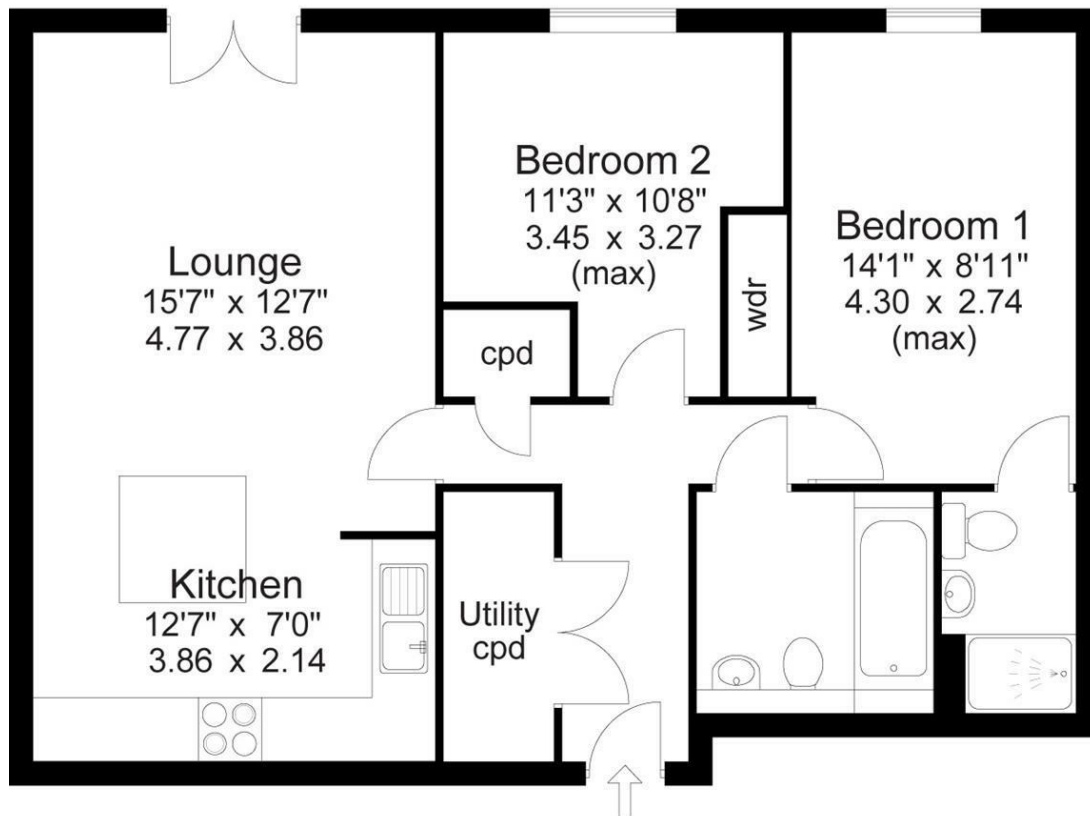
Viewings

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

EPC Rating:

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

Approx Gross Floor Area = 739 Sq. Feet
= 68.6 Sq. Metres



For illustrative purposes only. Not to scale.