



14 EASTWOOD COURT ALBERT PROMENADE, SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations, lies this spacious two bedroomed ground floor apartment enjoying superb panoramic views. Although the property requires modernising, this is reflected in the asking price and an internal inspection is absolutely essential to fully appreciate the accommodation provided. The property briefly comprises an entrance hall, kitchen, spacious lounge and dining room, bathroom, separate toilet, two bedrooms, uPVC double glazing, gas central heating, communal gardens, and a garage. This south facing property has a covered balcony to the front and enjoys panoramic views over the communal gardens and down the Calder Valley. The property is situated in this extremely desirable and convenient residential location providing excellent access to the local amenities of Savile Park and Skircoat Green as well as easy access to Halifax town centre. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: 0/0 £199,995

Front door opens to the

ENTRANCE HALL

With double doors to cupboard with fitted shelves providing useful storage facilities, door to a second cupboard with fitted shelves and a further door to a third cupboard, all providing ample storage facilities. Intercom telephone entry system.

From the Entrance Hall a door opens to the

KITCHEN 2.24m x 3.46m narrowing to 2.83m



Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit, plumbing for washing machine. The kitchen is fully tiled and has a uPVC double glazed window to the front elevation, and one double radiator.

From the Entrance Hall a door opens into the

LOUNGE AND DINING ROOM 3.55m x 4.92m



This spacious lounge has aluminum patio doors to the front elevation opening on to the covered balcony enjoying an attractive garden view and far-reaching views

down the Calder Valley. Cornice to ceiling, wall mounted electric living flame fire, one TV point, one double radiator and a fitted carpet.

From the Lounge through to the

DINING AREA



With cornice to ceiling, radiator with cover and a fitted carpet.

From the Lounge a door opens to the

INNER HALL

With cornice to ceiling, one single radiator and a fitted carpet. Door to store cupboard with fitted shelves providing excellent storage facilities.

From the Inner Hall a door opens to the

BATHROOM



With white two-piece suite comprising pedestal wash basin and panelled bath with Mira shower unit. The bathroom is fully tiled and has a single radiator.

From the Inner Hall a door opens to the

SEPARATE TOILET

With low flush WC and hand wash basin. Double doors to cupboard with fitted shelves.

From the Inner Hall a door opens to

BEDROOM TWO 2.27m x 3.53m



With uPVC double glazed window to the rear elevation enjoying attractive views, one double radiator and a fitted carpet.

From the Inner Hall a door opens to

BEDROOM ONE 3.69m x 3.57m



With a large uPVC double glazed window to the rear elevation enjoying attractive views, built-in wardrobes to one wall, one double radiator and a fitted carpet.

GENERAL

The property is Leasehold on a 999-year commencing in 1971 the service charge is £600 per quarter. The property has the benefit of all mains services of gas water and electric with the added benefit of double glazing and is in council tax band C

EXTERNAL



The property is set within well maintained communal gardens with further parking and a garage to the rear.



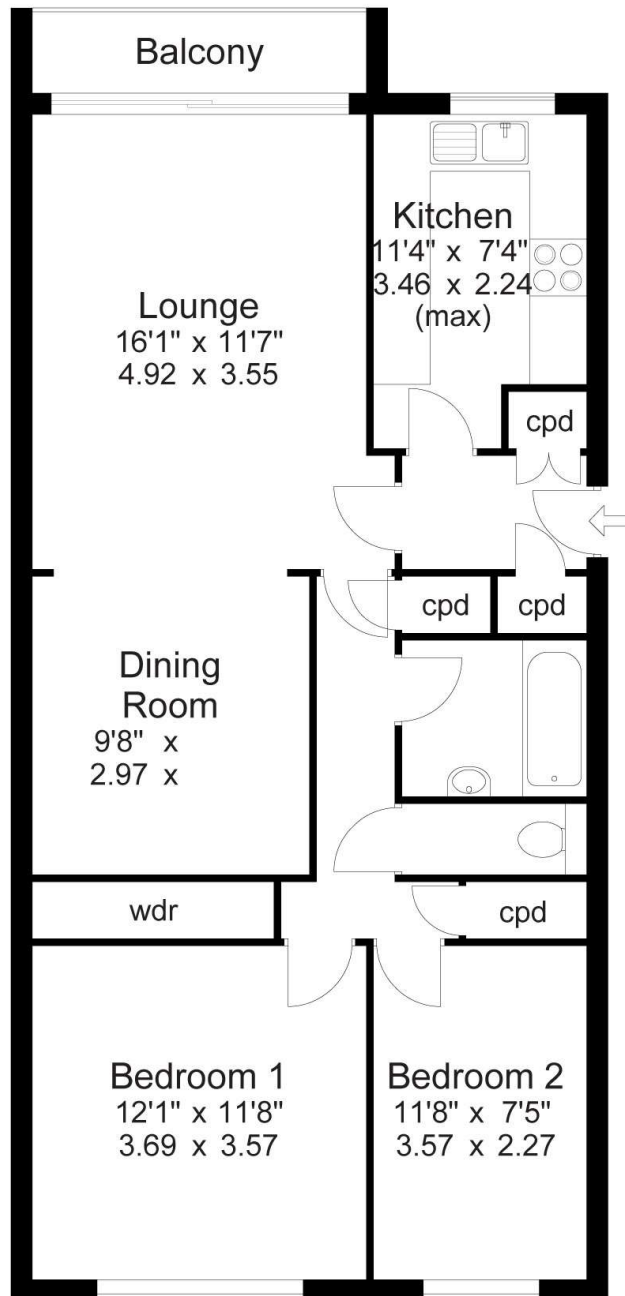
DIRECTIONS

Sat Nav HX3 0HP

TO VIEW

Please tel propertyatkemp&co on 01422 349222

Approx Gross Floor Area = 800 Sq. Feet
= 74.3 Sq. Metres



For illustrative purposes only. Not to scale.

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