



13 Old Well Head, Halifax, HX1 2BN

Offers Over £160,000

- : Highly Desirable Residential Location
- : Spacious Ground Floor Apartment
- : uPVC Double Glazing
- : Single Garage
- : Realistically Priced
- : Easy Access to Halifax Town centre
- : Requires Modernising
- : Attractive Views
- : Communal Gardens
- : VGIewing Strongly recommended

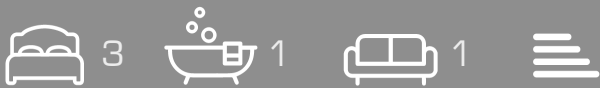
13 Old Well Head, Halifax HX1 2BN

Welcome to this ground floor apartment located in the heart of Old Well Head, Well Head, Halifax. This spacious apartment boasts a cosy reception room, perfect for relaxing or entertaining guests. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Situated in a peaceful neighbourhood, this flat offers a tranquil retreat from the hustle and bustle of the town and yet is within easy access of the town centre

Although the property requires modernising, this is reflected in the asking price. Very rarely does an opportunity arise to purchase a ground floor apartment in this extremely convenient location and as such an early appointment to view is highly recommended.

Don't miss the opportunity to make this flat your own and enjoy the convenience of living in this desirable location. Contact us today to arrange a viewing and take the first step towards owning this lovely property in Old Well Head, Well Head, Halifax.



Council Tax Band: C



ENTRANCE VESTIBULE

A communal front entrance door opens to a communal hallway and a front entrance door opening to the Entrance Vestibule of the apartment.
With fitted carpet.

From the Entrance Vestibule a door opens to the

ENTRANCE HALL

Cornice to ceiling, electric storage heater and a fitted carpet.

From the Entrance Hall double sliding doors open to the

SPACIOUS LOUNGE AND DINING AREA

19'8" x 13'1" narrowing to
With large uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, Adam style fireplace with marble inset and hearth incorporating a living flame gas fire on a matching hearth, cornice to ceiling, electric storage heater, one TV point and a fitted carpet.

From the Lounge a door opens into a

SMALL GARDEN ROOM

7'6" x 4'7"
With uPVC double glazed patio door opening onto a small flagged patio, quarry tiled floor.

From the Entrance Hall a sliding door opens into the

KITCHEN

12'10" x 8'7"
With fitted wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring electric hob with fan assisted electric oven and grill, plumbing for washing machine and dishwasher. The kitchen is tiled around the worksurfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the front elevation

From the Entrance Hall a door opens to cupboard with cylinder and shelf above, cupboard housing the electric meter and providing useful storage facilities. A door opens to

BATHROOM

With three piece suite in champagne shade comprising hand wash basin in vanity unit, low flush W/C and corner panelled bath with Mira electric shower. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls and a uPVC double glazed window to the front elevation, and an electric storage heater.

From the Entrance Hall a door opens to

BEDROOM TWO

12'11" x 10'5" (into wardrobes)
This second double bedroom is fitted wardrobes to one wall with cupboard space above, dressing table with hand wash basin and fitted drawers, uPVC double glazed window to the front elevation, cornice to ceiling, electric storage heater and a fitted carpet.

From the Hallway a door opens to

BEDROOM THREE?STUDY

7'8" x 6'5"
With uPVC double glazed window to the side elevation.

From the Hall a door opens to

BEDROOM ONE

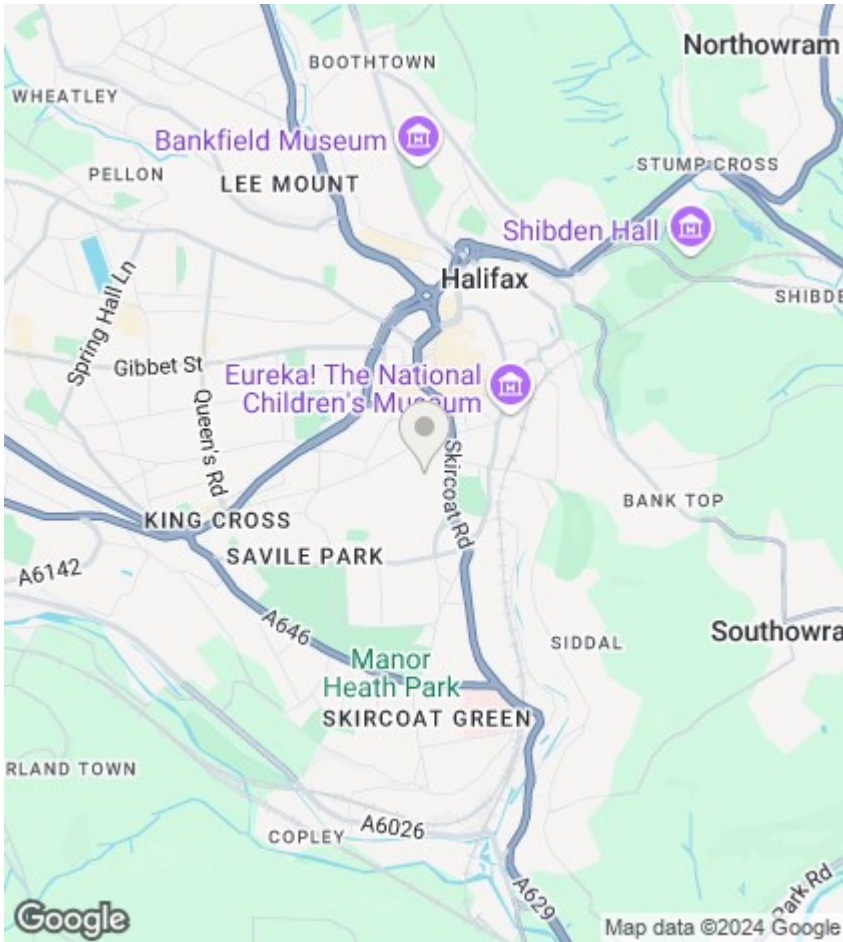
12'9" x 13'3"
With uPVC double glazed window to the rear elevation enjoying and attractive garden outlook, built-in wardrobes to one wall and other built-in furniture comprising wardrobes, bridging units, bedside cabinets and dressing table, electric storage heater and a fitted carpet.

GENERAL

The property is constructed of brick and has the benefit of mains water and electric with the added benefit of uPVC double glazing. It is freehold with a service charge of .1100 It is in council tax band

EXTERNAL

The apartment is set in mature well maintained communal gardens and has the benefit of a single garage.



Directions

SAT NAV HX1 2BN

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 