



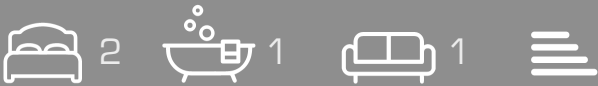
2 Eastwood Court, Albert Promenade, Savile Park, Halifax, HX3 OHP

Offers Around £230,000

- : Ground Floor Apartment
- : Spacious Lounge With Dining Area
- : Modern Kitchen & Bathroom
- : Communal Gardens
- : Superb Views
- : Highly Desirable Location
- : South Facing Balcony
- : Separate Toilet
- : Garage
- : Viewing Essential

## 2 Eastwood Court, Halifax HX3 0HP

Situated in this highly desirable and much sought after residential location, within the heart of Savile Park, lies this two bedroomed, ground floor apartment providing attractive accommodation. The property briefly comprises an entrance hall, modern fitted kitchen, spacious lounge with superb views, dining room, shower room, separate toilet, two bedrooms, Electric heating, uPVC double glazing, communal gardens, and a single garage. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre. Very rarely does the opportunity arise to purchase a ground floor apartment in this sought after community and an early appointment to view is essential to avoid disappointment.



Council Tax Band: C



### ENTRANCE HALL

With fitted carpet, double doors to cupboard providing useful storage facilities, door to cylinder cupboard with airing shelves above, door to store cupboard providing further storage facilities.

From the Entrance Hall a doorway opens to the

### KITCHEN

11'4" x 7'4"

With fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring halogen hob with extractor in stainless steel and glazed canopy above, integrated fan assisted electric oven, integrated microwave, integrated dishwasher, integrated fridge freezer and plumbing for a washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, and a uPVC double glazed window to the front elevation enjoying attractive views.

From the Inner Hall a glass panelled door opens into the

### LOUNGE

16'2" x 11'7"

This spacious reception room has W floor to ceiling uPVC double glazed windows and sliding patio door to the front elevation opening onto a south facing balcony. Feature Adams style fireplace incorporating electric fire with marble inset and hearth, one double radiator and a fitted carpet.

From the Lounge through to the

### DINING ROOM

9'7" x 9'6"

With one double radiator.

From the Lounge a glass panelled door opens to the

### INNER HALL

With one double radiator, a fitted carpet, and door to cupboard providing useful storage facilities.

From the Inner Hall a door opens to

### SHOWER ROOM

With two piece suite comprising pedestal wash basin with mixer tap and large walk-in shower cubicle with rainfall and hand held shower units. The shower room is tiled around the shower with complementing wet boarding to the remaining walls and a panelled

ceiling, chrome heated towel rail/radiator, inset spotlight fittings and a matching floor.

From the Hall a door to

### SEPARATE TOILET

With two piece suite comprising hand wash basin and low flush WC.

From the Hall a door opens to

### BEDROOM ONE

11'7" x 14'3"

This spacious double bedroom has a large uPVC double glazed window to the rear elevation enjoying attractive views, sliding doors to excellent wardrobe facilities with built-in drawers and dressing table to the opposite wall, one double radiator and a fitted carpet.

From the Hall a door opens to

### BEDROOM TWO

7'5" x 11'9"

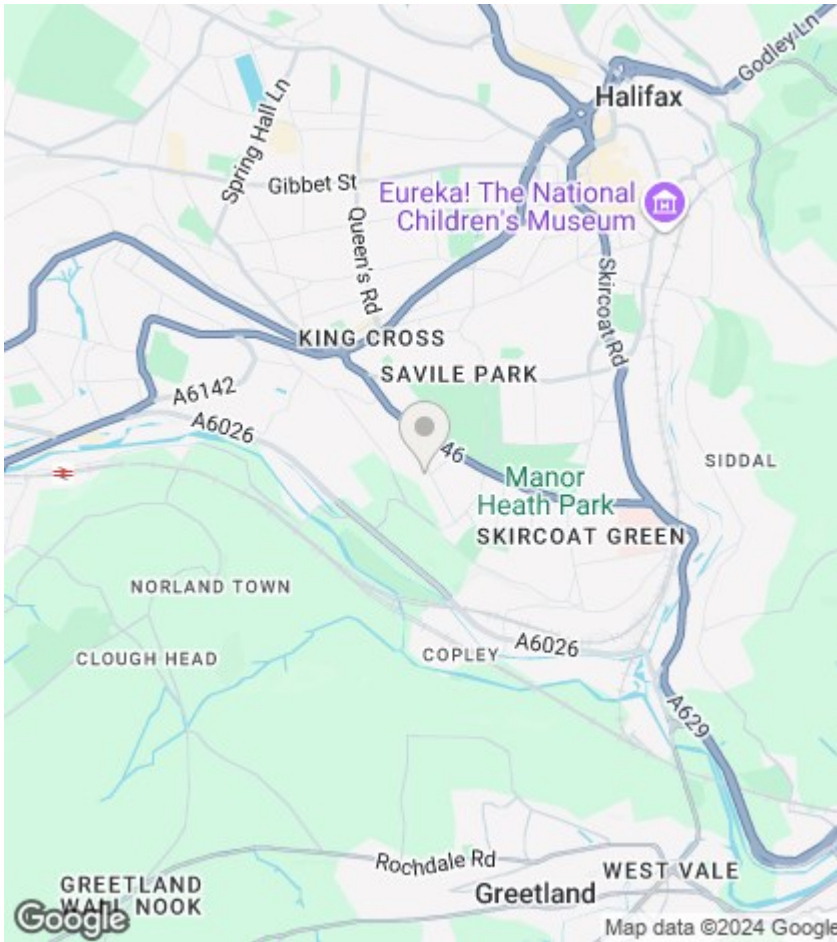
This single bedroom has a uPVC double glazed window to the rear elevation enjoying attractive views, one double radiator and a fitted carpet.

### GENERAL

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

### EXTERNAL

The property is set in communal gardens and has a single garage with an up and over door.



## Directions

HX3 0HP

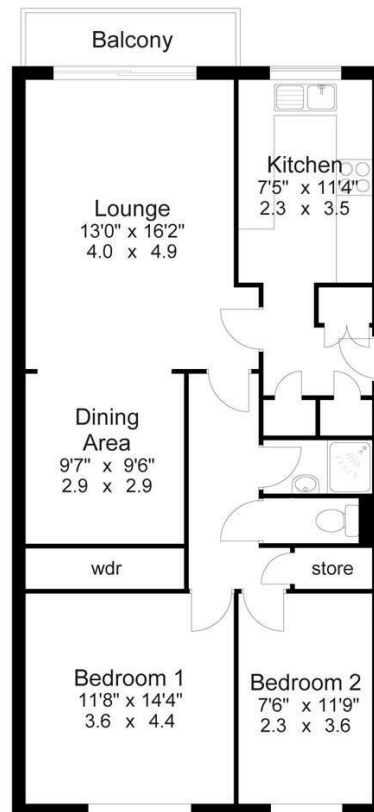
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(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	

Approx Gross Floor Area = 781 Sq. Feet  
= 72.6 Sq. Metres



For illustrative purposes only. Not to scale.