



**17 SAVILE GRANGE APARTMENTS  
HALIFAX  
HX1 2JH**

Are you looking for your first home? Do you want something that's easily manageable? Are you ready to add to your buy to let portfolio? This fabulous, good sized one bedroom top floor apartment could be just the place for you. Situated in one of Calderdale's most sought after residential locations, close to the hospital and Savile Park, lies this one bedroomed top floor apartment providing attractive, well planned accommodation, ideal for the single person or couple. An internal inspection is essential to appreciate the well presented interior which comprises entrance hall, open plan living room with modern fitted kitchen, double bedroom, modern bathroom/WC, and the property further benefits from a designated parking facility. PVCu double glazing and electric central heating are installed. Conveniently located close to Savile Park, the apartment is situated within walking distance of Halifax town centre for most shopping requirements, Calderdale Hospital, and excellent access to the M62 network.

**£70,000**

## ENTRANCE HALL

Double glazed window. Electric heater. Door entry intercom. Store cupboard, cylinder and plumbed for automatic washer.

## OPEN PLAN LIVING ROOM

A good sized room with two distinct areas:

### LOUNGE AREA

5.57 x 3.47 (18'3" x 11'5")

Feature double glazed patio doors with Juliet balcony. Note the lovely aspect. Further double glazed window. Exposed polished floor. Electric heater.



### KITCHEN AREA

2.45 x 2.29 (8'0" x 7'6")

With stainless steel sink unit and mixer tap set to an attractive range of floor and wall units to tiled surrounds. Built in electric oven, electric hob and extractor hood, fridge and dishwasher. Exposed polished floor.



## BEDROOM

3.32 x 2.87 (10'11" x 9'5")

Double glazed window. Electric heater.



## BATHROOM

With an attractive white suite comprising panelled bath with shower attachment, pedestal wash basin and low flush WC to part tiled walls. Inset spotlights. Heated towel rail. Tilled floor. Shaver socket.



## OUTSIDE

The property benefits from a designated parking facility.



## EXTRA INFORMATION

Tenure: Leasehold 298 Year Lease from 2007  
Ground Rent: £200 pa  
Service Charge: £67 pcm as at October 2019

## DIRECTIONS

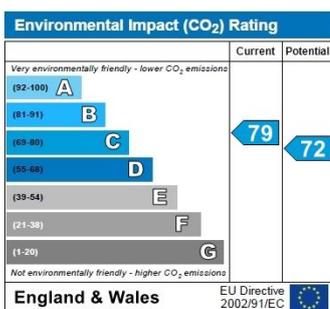
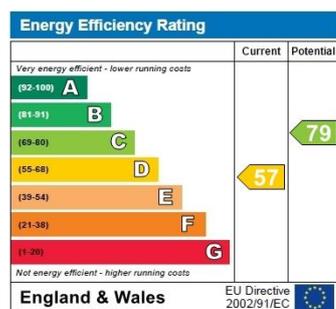
From Halifax town centre proceed along Harrison Road, turning right at the t-junction at the cross-roads into Savile Road. Proceed up Savile Road until reaching the mini roundabout. At the mini roundabout turn left into Savile Park Road and follow this road round until reaching the traffic lights at the junction with Free School Lane. Turn left at the traffic lights and Savile Grange is the second turning on the right. Postcode: HX1 2JH

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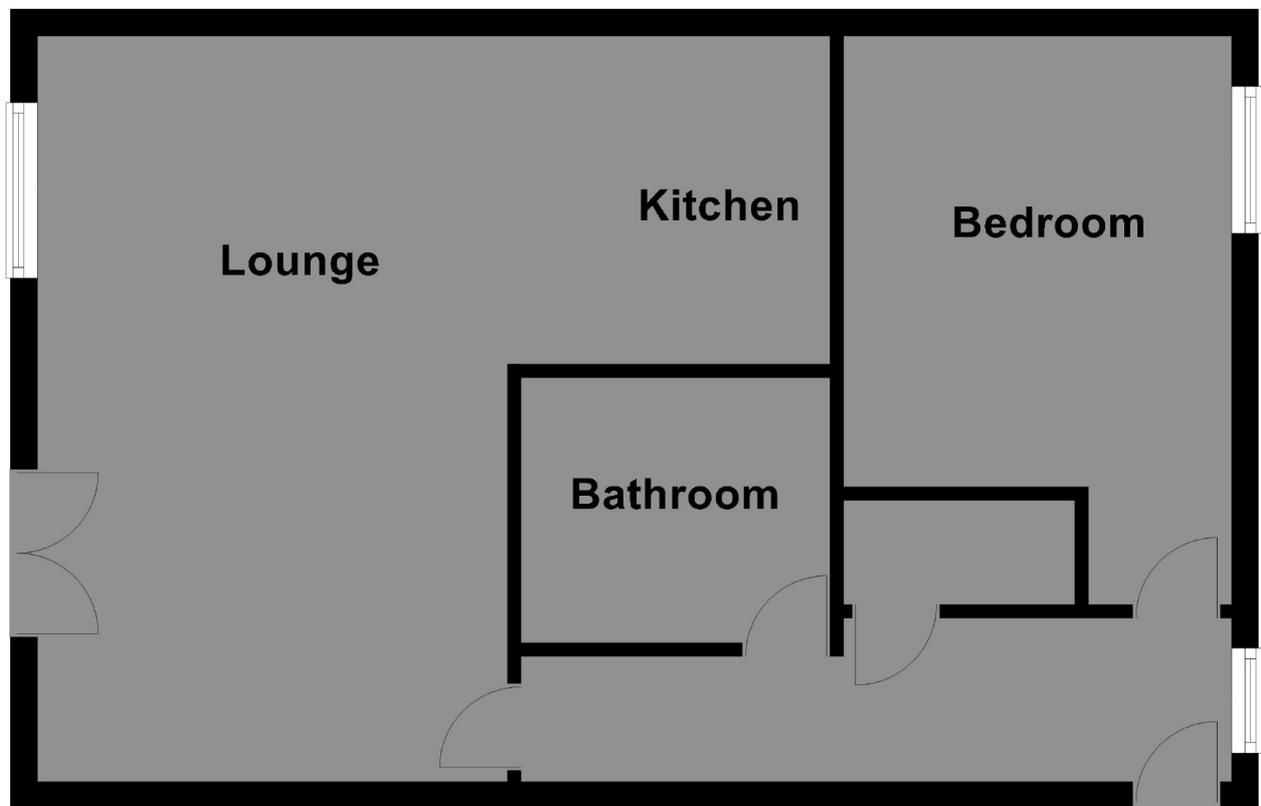
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## Second Floor



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.