



**8 BALDWIN APARTMENTS  
SAVILE PARK  
HALIFAX  
HX1 2PX**

**\*\*Duplex Apartment\*\* \*\*Large Balcony\*\* \*\*Two Double Bedrooms\*\* \*\*Good Sized Lounge\*\* \*\*Separate Dining Kitchen\*\* \*\*Private Parking Space\*\* \*\*Positioned to The Royal Development\*\* \*\*Double Glazing and Gas Central Heating\*\***

This delightful duplex apartment is situated in one of Calderdale's premier residential locations, providing excellent access to local amenities, the hospital, Halifax town centre and the M62 motorway network. The well maintained communal grounds provide access to the building, an entrance door giving way to a staircase to the first floor, where our entrance door is situated. The Entrance Hall with storage cupboard and intercom entry system provides access to a spacious Lounge with door to the large Balcony, a modern fitted Dining Kitchen and a staircase which leads up to a Landing with large storage cupboard, Two Double Bedrooms with fitted wardrobes and a house Bathroom. The property is double glazed and has gas central heating, whilst a private parking space plus a series of visitor parking spaces are also provided.

**£150,000**

## ENTRANCE HALL

With door to under the stairs storage facility.  
Intercom entry system.

## LOUNGE

3.91m x 6.85m (12'10" x 22'6")

With a door out to the Balcony.



## Large BALCONY

## DINING KITCHEN

2.64m x 4.7m (8'8" x 15'5")

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with single drainer sink unit with mixer tap. Four ring electric hob with extractor hood in stainless steel canopy above and fan assisted electric oven and grill beneath, integrated fridge freezer, integrated dishwasher and washing machine. This modern kitchen is tiled around work surfaces with complementing colour scheme to the remaining walls.



## LANDING

With door to boiler cupboard housing the central heating boiler and providing excellent storage facilities. Feature exposed beam to ceiling.

## BEDROOM 1

4.67m x 3.98m (15'4" x 13'1")

With built in wardrobes to two walls providing

excellent wardrobe facilities and bedside cabinets. Two double glazed windows to the rear elevation with Velux double glazed skylight window providing this room with its light and spacious aspect. Beam to ceiling.



## BEDROOM 2

4.68m x 2.83m (15'4" x 9'3")

With double glazed window to the rear elevation and Velux double glazed skylight window. Built in wardrobes to one corner. Beam to ceiling.



## BATHROOM

With a white three piece suite incorporating pedestal wash basin, low flush WC and panelled bath with shower fitment. The bathroom is extensively tiled with complementing colour scheme to the remaining walls.



## EXTERNAL

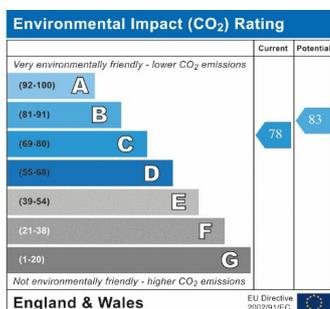
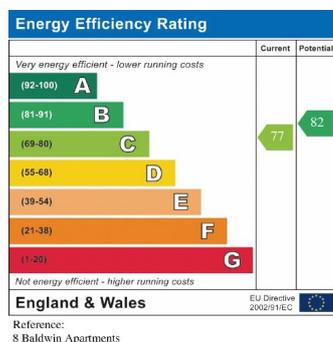
To the rear of the property there is a decked sun balcony, accessed from the lounge. There is also a designated parking space with further parking for visitors.

## DIRECTIONS

From Halifax town centre proceed along Huddersfield Road, turning right into Skircoat Road. Proceed along this road before turning right into Heath Road, and proceed along Heath Road until reaching the roundabout. Take the third turning up Free School Lane and turn right into the first Royal Development entrance. Take the right hand route, and the Baldwin Apartments block is situated to the left hand side. Postcode:HX1 2PX

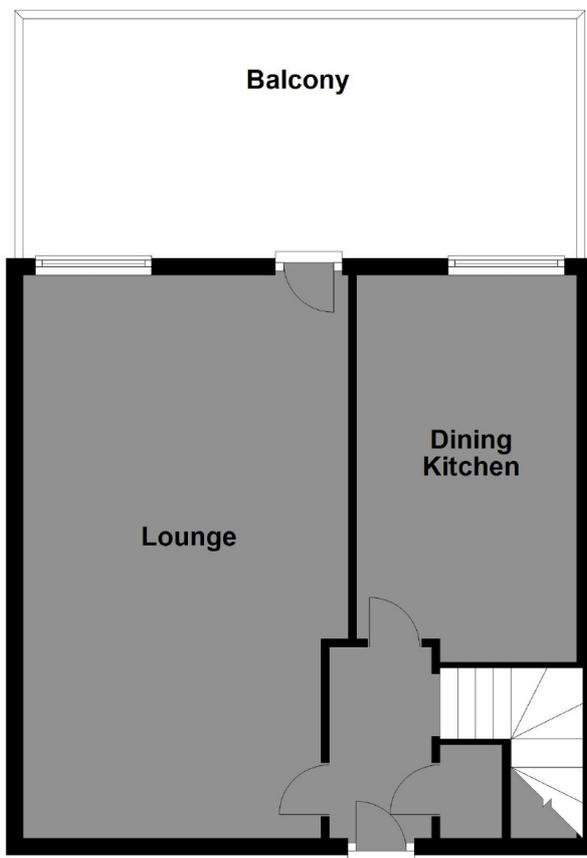
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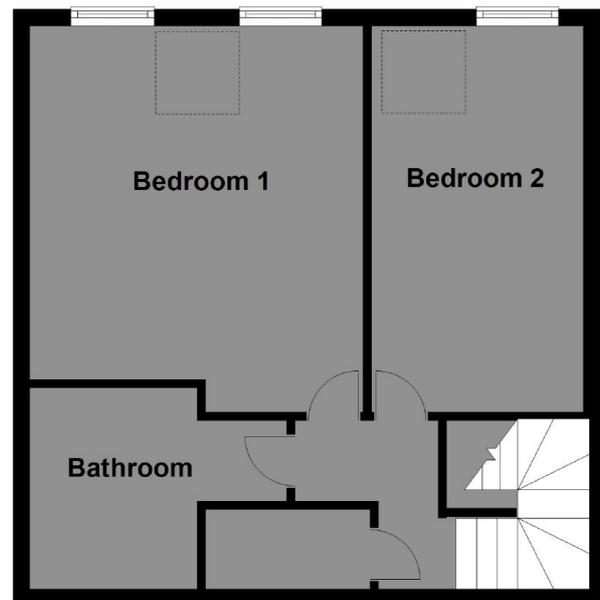


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## First Floor



## Second Floor



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