



**7 KITCHENMAN APARTMENT
SAVILE PARK
HALIFAX**

SITUATED IN THIS HIGHLY DESIRABLE AND MUCH SOUGHT AFTER RESIDENTIAL LOCATION within the Royal Development, this ground floor one bedroomed apartment provides deceptively spacious and attractive accommodation. An internal inspection is absolutely essential to fully appreciate the attractive accommodation provided which has the benefit of electric central heating, a modern bathroom, a modern fitted kitchen with appliances, flagged patio garden and its own separate entrance. The FULLY MANAGED property provides excellent access to Halifax Town Centre and the M62 motorway network. Comprising: Entrance hall, open plan lounge and dining room, modern fitted kitchen with appliances, double bedroom, modern bathroom, patio, double glazing, electric central heating and designated parking. Sorry no pets or smokers. Bond required.

£575 PER CALENDAR MONTH

COMPRISING

Front entrance door opens into:

ENTRANCE HALL

With one single radiator and fitted carpet. A panelled door to store cupboard providing useful storage facility. A further panelled door to boiler cupboard.

LOUNGE/DINING AREA

5.13m x 4.42m (16'10" x 14'6")

With double glazed window to the rear elevation. Double glazed French panelled doors open onto the flagged patio area. One TV point, one telephone point, two double radiators and fitted carpet.



KITCHEN

2.30m x 2.44m (7'7" x 8'0")

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor hood and pull out canopy above, fan assisted electric oven and grill beneath. Integrated dish washer and integrated washing machine. The kitchen is tiled around the work surface with complementing colour scheme to the remaining walls.

BATHROOM

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

BEDROOM

3.22m x 3.39m (10'7" x 11'1")

With double glazed floor to ceiling window to the

front elevation. One telephone point, one TV point, one double radiator and fitted carpet.

EXTERNAL

To the rear of the property there is a small flagged patio garden. There is a designated parking space and further parking for visitors.



DIRECTIONS

From Halifax Town Centre proceed along Skircoat Road turning right into Heath Road. At the traffic lights turn right into Free School Lane. Take the second turning right into the Royal Development. Turn left and then right and after approximately 100m number 7 Kitchenman Terrace is on the right hand side. HX1 2NT

PLEASE NOTE

The Landlord has no obligation to repair/replace any of the standalone white goods, appliances or furniture in the property. This does not affect statutory rights.

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