



**34 REGENT COURT
SAVILE PARK
HALIFAX
HX3 0HD**

A penthouse apartment with a south-west facing balcony.

The entrance to number 34 is just a few steps away from the lift and this may be an ideal way to find a lower maintenance home on one level but without compromising on outside space and views. Inside there is a beautiful living room which is divided into lounge, dining and kitchen areas, and there is even space here for a home office/workspace. The kitchen is well stocked and has inbuilt appliances and there are two double bedrooms, one with en-suite shower room. The house bathroom is nicely fitted, too. Storage is also provided, an airing cupboard providing a good towel store and a large utility cupboard with washing machine has plenty of room for ironing board, vacuum cleaner and other items. The car isn't forgotten, either, with a private garage accessed via the security gates which lead into the complex. Regent Court sits between Albert Promenade and Savile Park, not far from Crossley Heath school and less than a 1.5 mile walk into Halifax town centre. Nicely maintained and well decorated, this offers a great opportunity to purchase one of the few penthouse apartments on this highly regarded gated community.

£170,000

GATED ENTRANCE

This courtyard style apartment complex is approached via electrically operated gates. Each apartment block has its own entrance.

BUILDING ENTRANCE

A coded fob/security code allows access into the building, the ground floor housing the mailboxes as well as providing the stairs and lift to the upper floors.

ENTRANCE HALL

A spacious entrance hall which provides access to all rooms. There is a large utility cupboard housing a washing machine, and an airing cupboard.

OPEN PLAN LIVING ROOM

6.97 x 6.52 narrowing to 2.88 (22'10" x 21'5" narrowing to 9'5")

This good sized, light and airy living room has distinct areas, there are two areas which could be considered dining areas and we feel that the designated dining area would make an ideal home office/study area.



LOUNGE AREA

A nice space with the sliding patio doors and windows allowing plenty of light and access to the balcony.



KITCHEN AREA

A well appointed kitchen which has been fitted with a good range of black high gloss base and wall units with matching drawers and complementing work surfaces to matching, black, grey and white tiled surrounds. Integrated appliances include a four ring hob to canopy hood, electric oven, dishwasher, fridge, freezer and a stainless steel sink unit with mixer tap. The layout really does lend itself to entertaining, and we consider it to be a great place for dinner parties.



DINING AREA

A really useful area, separated from the kitchen area by a breakfast bar which complements the kitchen units. With plenty of room elsewhere for a dining table, this area would make a great home office/study area.



BALCONY

This south-west facing balcony is sheltered to both sides and looks out over the central zone and to the hills beyond the development. We feel that this provides a lovely place to sit and enjoy a glass or a cup of your favourite refreshment.



HOUSE BATHROOM

A nicely sized bathroom which is fitted with a white three piece suite consisting of low level WC, wash basin and bath. The bath has a mixer tap which leads to a shower attachment and a shower screen, whilst floor and walls are fully tiled. There is a useful cabinet above the sink which has a mirrored door with touch sensitive lighting.



BEDROOM ONE

4.66 x 3.86 (15'3" x 12'8")

A large double room with a double fitted wardrobe and plenty of space for further furniture. The ceiling slopes at one side and this incorporates a velux style roof light.



EN SUITE SHOWER ROOM

Fitted with a three piece white suite consisting of a low level WC, wash basin and shower enclosure to fully tiled walls and floor.



BEDROOM TWO

4.43 x 3.20 narrowing to 2.00 (14'6" x 10'6" narrowing to 6'7")

Another double bedroom. The ceiling slopes at one side, providing character and including a velux style roof light.



GARAGE

5.64 x 2.74 (18'6" x 9'0")

Approached through the security gates and via the central parking area is this private garage which has an up and over door, light and power.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Lease Term: 155 years from 1 January 2004

Ground Rent: £270.00 Pa

Service Charge: £1077.00 pa

Calderdale Council Tax Band: D.

DIRECTIONS

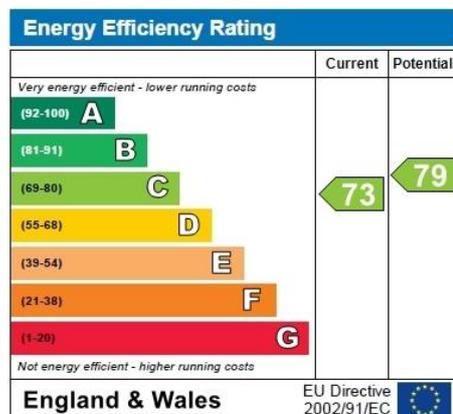
Leave Halifax on Harrison Road and turn right at the third crossroads into Savile Road. Follow Savile Road into Savile Park Road until reaching the mini roundabout, turning left to continue along Savile Park Road. Follow this road until reaching the traffic lights with Free School Lane and proceed straight ahead at the traffic lights to run through Savile Park. At the next set of traffic lights turn right around the park into Skircoat Moor Road and after approximately 400 yards turn left into Albert Promenade. Regent Court is immediately on the left hand side. Postcode: HX3 0HD.

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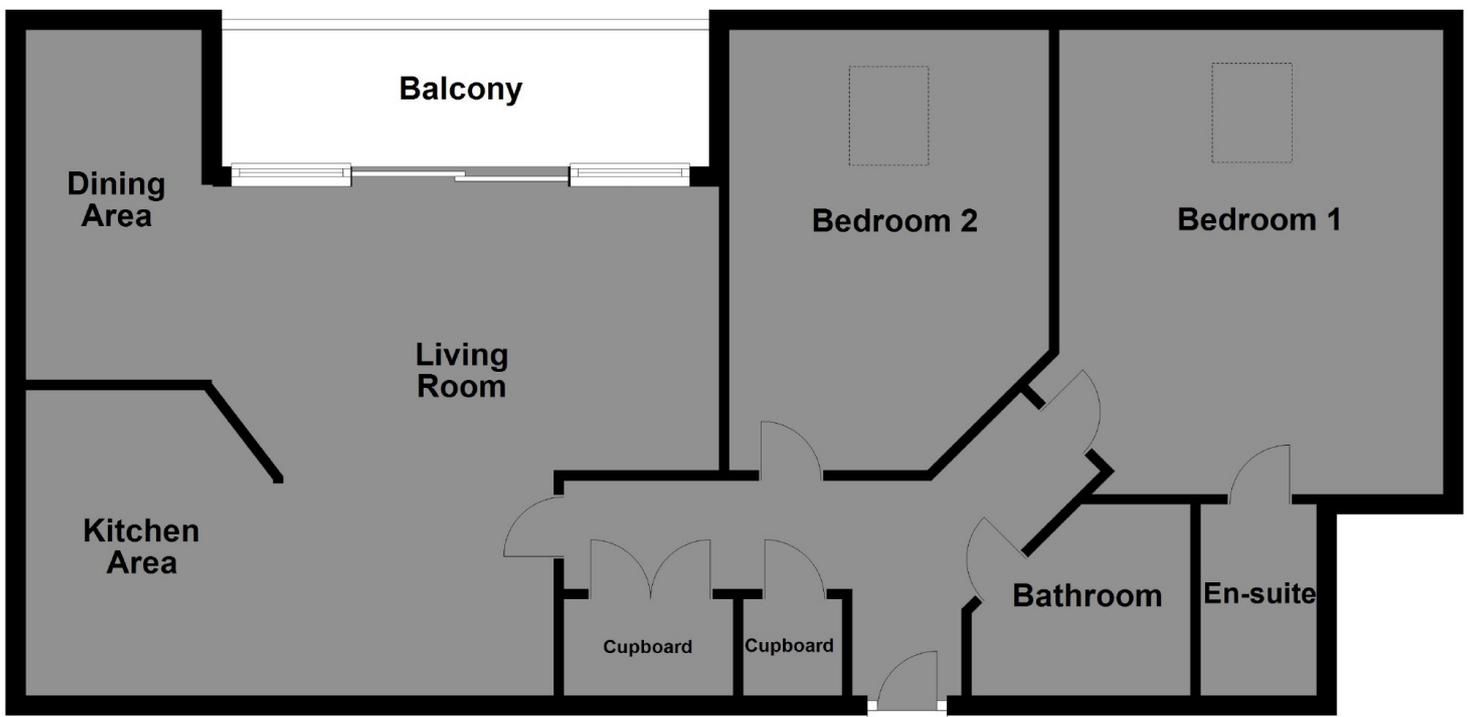
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Ground Floor



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