



**67 SAVILE GRANGE
SAVILE PARK
HALIFAX
HX1 2JH**

Fabulous views across the moor await the owner of this lovely penthouse apartment, set to the top floor of this prestigious block. With two parking spaces in the secure undercroft parking garage, two good sized bedrooms and two bathrooms, the apartment is within a mile of the town centre and all the facilities Halifax has to offer, whilst the hospital, the great local schools and the M62 motorway at Ainley Top are within easy reach by car. Each block in Savile Grange has a separate entrance, but the electrically operated garage doors allow us to securely park two cars, and from there we can take the internal staircase up to the top floor to the entrance to just two apartments. Enter into the spacious hallway and we have access to the wonderful open plan living room, divided into lounge and dining kitchen areas but with the airy flow of that over 24 foot space. Being on the top floor we have a glorious outlook across the moor, a reminder that such a great open space is right on our doorstep. Back down the hallway we have two good sized bedrooms, one with an en-suite shower room, and a nice house bathroom. With electric wall heating and uPVC double glazing, and with all furniture included, this really is one not to be missed.

£100,000

BUILDING ENTRANCE

A small communal entrance with stairs to the upper floors and the mailboxes.

ENTRANCE HALL

A spacious hall with a wood floor and an entry phone system. A useful storage cupboard housing the water heater and a washer dryer.

OPEN PLAN LOUNGE & KITCHEN

7.50 x 3.81 narrowing to 3.38 (24'7" x 12'6" narrowing to 11'1")

A beautiful open room with lovely views across the moor. The room is divided into two distinct areas:

LOUNGE AREA

With an electric wall heater.



DINING KITCHEN AREA

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds and incorporating a stainless steel sink unit with mixer tap and integrated appliances which include a four ring ceramic hob with stainless steel splash back and extractor fan above, electric oven, fridge freezer and dishwasher. There is also an electric wall heater.



BEDROOM ONE

3.11 x 2.72 widening to 3.30 (10'2" x 8'11" widening to 10'10")

With an electric wall heater.



EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising low level WC, wash basin and shower enclosure, along with a heated towel rail, an extractor fan and a tiled floor.



BEDROOM TWO

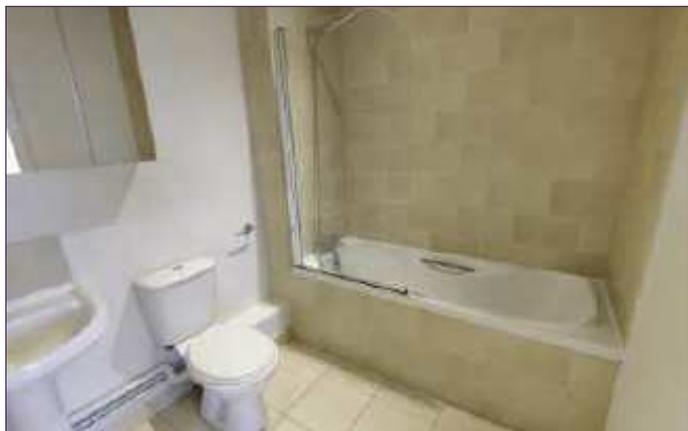
3.30 x 2.52 (10'10" x 8'3")

With an electric wall heater.



BATHROOM

Fitted with a white three piece suite comprising low level WC, wash basin and panelled bath with overlying shower to shower screen and part tiled walls with a fully tiled floor and a heated towel rail, a mirrored bathroom cabinet and an extractor fan.



PARKING FACILITY

The property has a double tandem parking space within the secure undercroft parking garage.



ADDITIONAL INFORMATION

Calderdale Council.
Council Tax Band: B.

Tenure: Leasehold.
Lease Term: 298 years from 1 January 2007.
Ground Rent: Currently £263.54pa, increasing with RPI every 10 years.
Service Charge: Currently £920.50

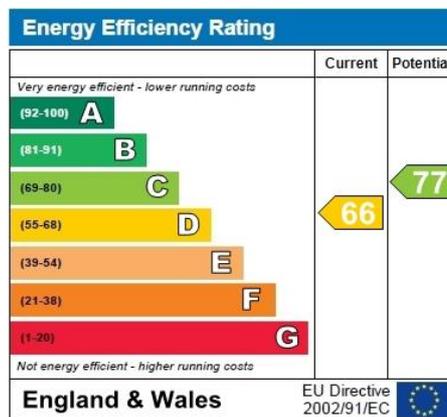


DIRECTIONS

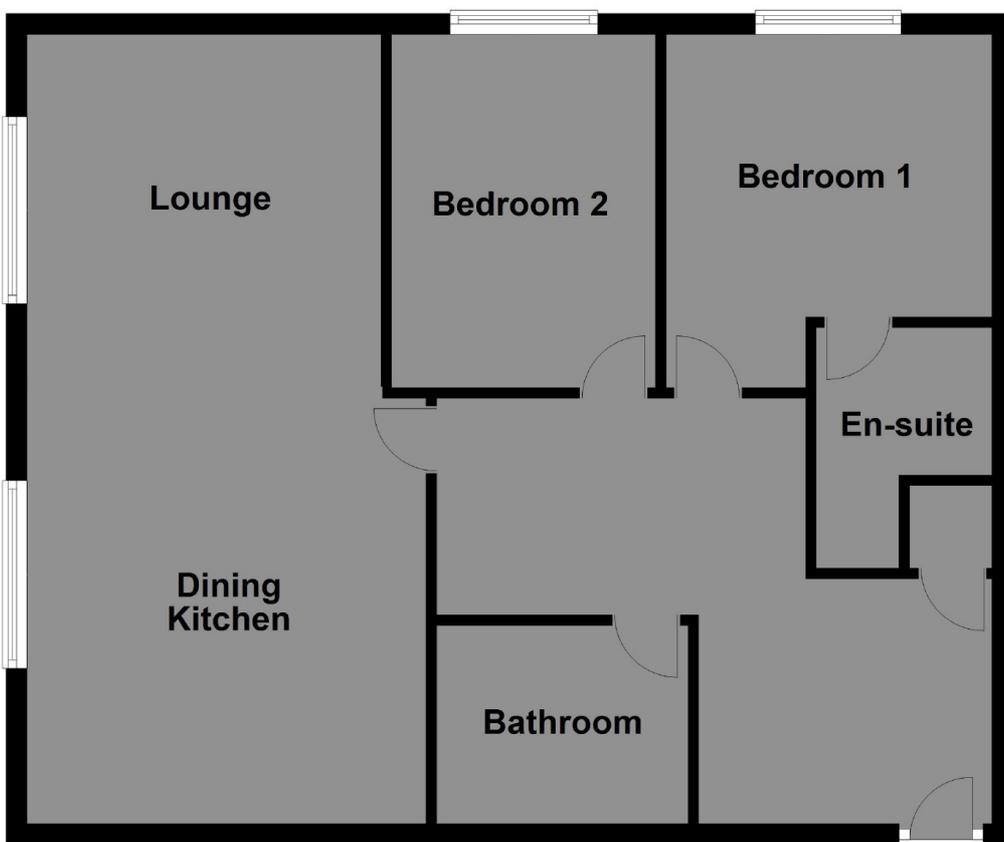
Leave Halifax along Skircoat Road and turn right past Albert Park into Heath Road. At the traffic lights turn right into Free School Lane and turn left into Savile Grange. Turn to the right and the entrance to 67 is in the right hand corner. Postcode: HX1 2JH.

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Third Floor



Floor plans are indicative and are not drawn to scale.
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