



**FLAT 3
WELL HEAD HOUSE
WELL HEAD
HALIFAX**

Are you looking for a good sized apartment close to the town centre? Want a well regarded location? Do you need a private garage? This lovely one bed roomed apartment is bigger than you might think, and being less than 500m away from the town centre, not far from the hospital and within easy reach of the motorway, is likely to appeal to many. A short stairway leads up to the first floor where there are only two apartments. Each room is accessed via a spacious hallway, and the living room is a particularly good size. The large picture window offers a nice view, too. The kitchen is nicely fitted and there is a great bedroom, extensively fitted with wardrobes and bedside tables. The bathroom rounds off the internal accommodation nicely. Outside we have a private underbuilt garage, useful for parking, storage or working, and there are nice communal gardens with lawn, shrubs, trees and a paved patio area. All in all this is one not to be missed, whether you're looking for a nice home or for a suitable property to add to your investment portfolio.

£90,000

ENTRANCE HALL

A nice, spacious entrance hall.

LOUNGE

5.09 x 3.65 (16'8" x 12'0")

A good sized living room with plenty of space for lounge and dining furniture.



KITCHEN

2.46 x 2.25 (8'1" x 7'5")

Fitted with base and wall units with complementing work surfaces to tiled surrounds, incorporating integrated four ring gas hob to canopy hood and electric oven.



BEDROOM

3.92 x 3.16 (12'10" x 10'4")

A nice bedroom, fitted with with an extensive range of wardrobes and bedside tables.



BATHROOM

With a white three piece suite consisting of a low level WC, a washbasin and a panelled bath with electric shower unit to part tiled walls and with a useful storage cupboard.



OUTSIDE

The apartments have use of the communal gardens at the rear which include a lawn with shrubs and trees and a paved patio area which is ideal for sitting out.



GARAGE

The apartment has an underbuilt single garage with an up and over door.



ADDITIONAL INFORMATION

Calderdale Council.
Council Tax Band: B.

Tenure: Leasehold.
Lease Term: 999 years from 9 December 1977.
Ground Rent: £10 per annum, payable on 1 January.
Service Charge: We understand that there are no service charges. Rather, the flat owners divide the costs of repairs as required.

DIRECTIONS

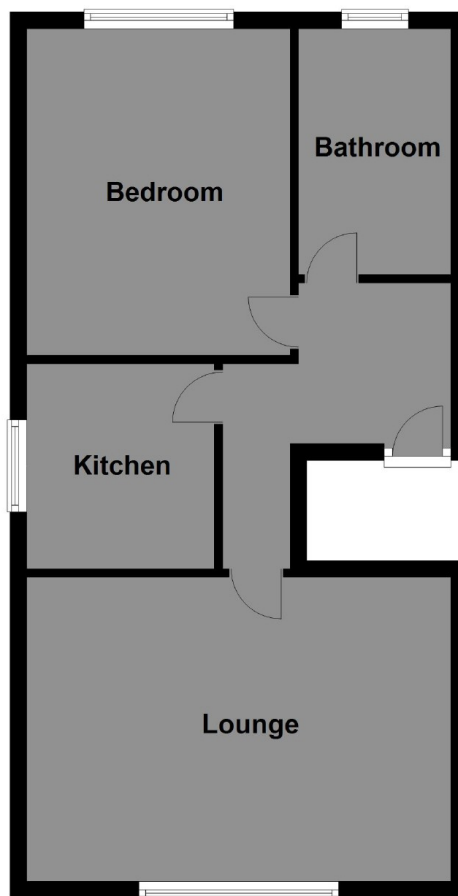
Leave Halifax along Harrison Road and pass through the crossroads and along the top side of the Lloyds Banking Group building. At the next crossroads go straight ahead and turn immediately right into Well Head Road. Take the first turning left into Well Head Drive and the property can be found on the right hand side, just at the bend. Postcode: HX1 2QX

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First Floor



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