



**7 PORTER APARTMENTS
THE ROYAL
HALIFAX
HX1 2NL**

Are you looking for a nice apartment? Would you like a good sized lounge and two good bedrooms? Do well maintained grounds and allocated car parking appeal? You need to come and have a look at 7 Porter Apartments. Situated in the highly regarded 'The Royal', the historic Calderdale Royal Hospital site, with each individual building having its own character and yet contributing to the feel of the whole, Porter Apartments follow the theme of nice corridors and stairwells with artwork, trees, plants and furniture to the common areas, surrounded by well maintained communal gardens. Step inside the apartment and you will come into a nice entrance lobby with a large storage cupboard, and then the light and airy 24 foot long living room gives way to a compact kitchen which is well stocked with integrated appliances. The spindled staircase leads to the upper floor where you will find two good sized bedrooms and a nice house bathroom. Windows are double glazed and there is a central heating system and an intercom telephone entry system. The property has an allocated car parking space.

£125,000

BUILDING ENTRANCE

A nice communal entrance with stairway to the upper floor. The entrance and corridors are finished with artwork and plants.



ENTRANCE LOBBY

The stairway up to the first floor has a high window, bringing light into this nice entrance, and there is a large storage cupboard, useful for ironing board, vacuum cleaner, coats, shoes etc.

KITCHEN

2.78 x 1.84 (9'1" x 6'0")

A compact kitchen which is fitted with a range of base and wall units with complementing work surfaces and tiled surrounds, incorporating a stainless steel sink with mixer tap and integrated appliances including a four ring gas hob with canopy hood, a double electric oven, a fridge freezer, a dishwasher and a washing machine.



LOUNGE

7.50 x 3.46 narrowing to 2.35 (24'7" x 11'4" narrowing to 7'9")

A really good sized living room with plenty of room for lounge and dining furniture. The three high windows allow plenty of light, too.



FIRST FLOOR LANDING

With an airing cupboard housing the boiler.

BEDROOM ONE

4.14 x 3.24 widening to 4.89 (13'7" x 10'8" widening to 16'1")

A nice sized bedroom with the door opening into a lobby area, thereby taking nothing out of the room.



BEDROOM TWO

3.24 x 2.44 widening to 3.49 (10'8" x 8'0" widening to 11'5")

A good sized guest room.



BATHROOM

With a white three piece suite consisting of a low level WC, a wash basin and a bath which has a mixer tap to a shower fitment and shower screen to part tiled walls.



OUTSIDE

The Royal provides well maintained communal grounds and there is an allocated parking space with the apartment plus plenty of visitor parking spaces.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Lease Term: 999 years from January 2003.

Ground Rent: £150 per annum.

Service Charge: £1,426 for the current year.

Calderdale Council.

Council Tax Band: B.

DIRECTIONS

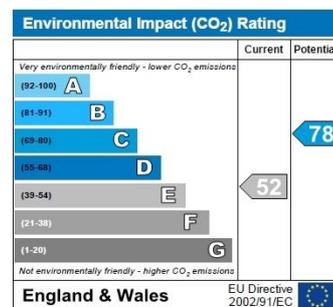
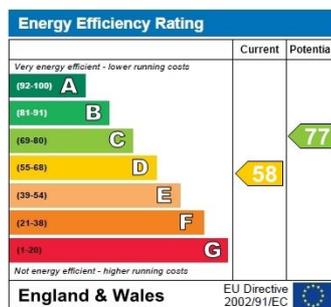
Leave Halifax on Skircoat Road and turn right into Heath Road. Proceed to the traffic lights and turn right into Free School Lane. After a short distance turn into Haworth Close and follow the road round to the left. Porter Apartments is the second building on the left hand side. Postcode: HX1 2NL.

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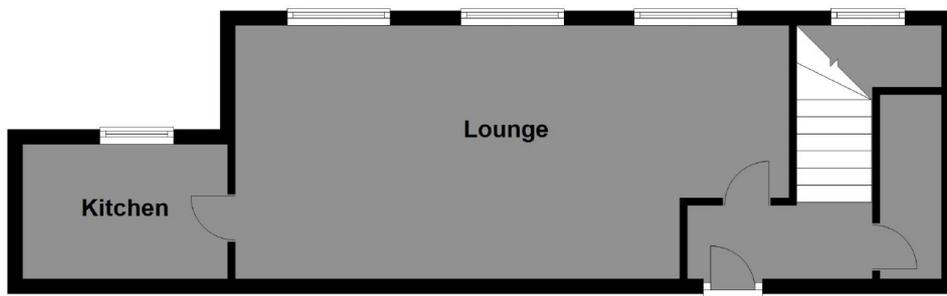
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First Floor



Second Floor



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