



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

A lovely first floor apartment overlooking the moor, with two double bedrooms, two bathrooms, and two car parking spaces (in tandem), all set to this gated complex off Albert Promenade. The complex is very popular, and Albert Promenade itself is so highly regarded, with the views and open aspects coupled with the proximity to the town centre, the hospital, the great local schools... Drive through the electrically operated gates into the complex and you will see that each building has its own character. This apartment sits on the first floor of a block overlooking the moor, the building entrance serving just six apartments. Once inside the apartment you will find a spacious hallway with a utility cupboard and large storage. The good sized living room is open plan but offers separate areas, with a degree of flexibility which allows you to use it however you like. Need somewhere to work? Or do you have a large dining table? Or maybe you need more lounge space. This could be whatever you need. Bedroom one has an en-suite shower room and there is another double bedroom and a house bathroom.

All in all it's a nice apartment, a good size, in a well regarded locality.

£150,000

OUTSIDE

The property is located to this gated community, and there is an allocated double tandem car parking space close to the entrance to the building.



ENTRANCE HALL & UTILITY

A spacious entrance hall which has two double cupboards. The first houses the boiler and provides storage space for ironing board, vacuum cleaner, coats, shoes etc, and the other offers utility space, with plumbing for a washing machine and a work surface for further storage.

OPEN PLAN LIVING ROOM

7.80 x 3.88 narrowing to 3.01 (25'7" x 12'9" narrowing to 9'11")

A large living space offering flexibility, with three areas:



LOUNGE AREA

3.42 x 3.88 (11'3" x 12'9")

With French doors to a Juliet balcony providing views across the moor.



DINING AREA

3.00 x 1.56 (9'10" x 5'1")

With a window looking across the moor.

KITCHEN AREA

3.01 x 2.71 (9'11" x 8'11")

Again with a window looking across the moor, and fitted with a range of base and wall units with matching drawers and complementing work surfaces to matching returns and tiled surrounds, and incorporating a sink unit as well as integrated appliances including a four ring electric hob to canopy hood, an electric oven and a dishwasher.



BEDROOM ONE

3.19 x 3.01 (10'6" x 9'11")

A double bedroom with fitted wardrobes.



EN SUITE SHOWER ROOM

With a white three piece suite consisting of a low level WC, a wash basin and a shower enclosure to tiled splash areas.



BEDROOM TWO

3.13 x 2.91 (10'3" x 9'7")

A second double room.



BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath with mixer tap leading to a shower attachment, to tiled splash areas.



ADDITIONAL INFORMATION

Calderdale Council Tax Band: C

Tenure: Leasehold.

Lease Term: 155 years from 29 June 2004.

Ground Rent: £180 per annum.

Current Annual Service Charge: £938.72 for the year to 31 May 2022.

DIRECTIONS

From Halifax town centre proceed on Harrison Road and turn right into Savile Road. Travel up Savile Road until reaching the mini roundabout and turn left into Savile Park Road. Proceed straight ahead at the traffic lights at Free School Lane to run along Savile Park and the bottom of the moor. Turn right at the next set of traffic lights into Skircoat Moor Road and proceed up this road for approximately 400 yards before turning left into Albert Promenade and Regent Court is immediately on the left hand side. Postcode: HX3 0HD.

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(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

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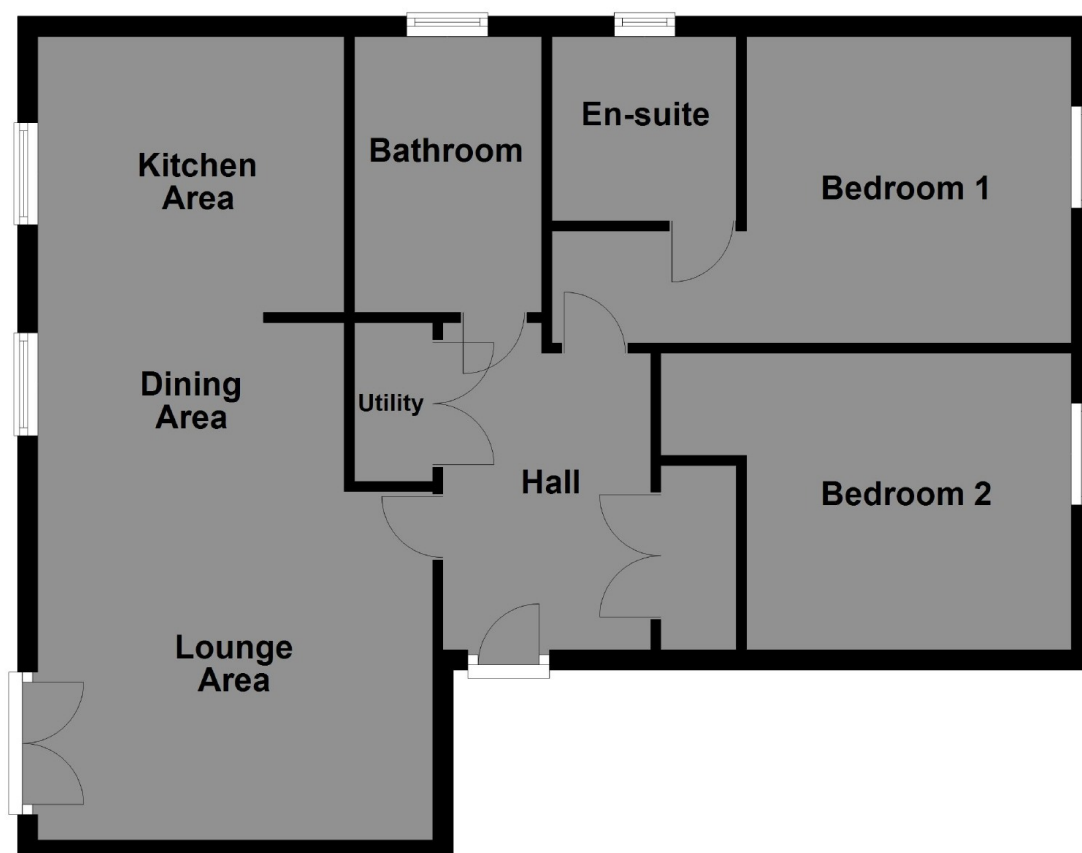
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	70	73
EU Directive 2002/91/EC		

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First Floor



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