



**102 SIMPSON TERRACE
SAVILE PARK
HALIFAX
HX1 2NJ**

This one is a little different, a little bit special, a truly lovely, proper two double bed roomed duplex set to the most popular apartment complex within the area. With a private balcony as well as great sized rooms and a wonderful layout, and fully furnished, there's everything one could hope for here. Occupying the upper two floors of only three, you'll soon see why we love the place. Step into a nice hallway and you'll find a downstairs WC and a large storage cupboard, and then progress through to the large living room which has plenty of space for dining and lounge furniture. There's a neat kitchen with integrated appliances and that private balcony, both off the living room. Upstairs we have a spacious landing, two double bedrooms and a nice bathroom. There's an allocated parking space and plenty of visitor parking, and communal grounds. The landlord prefers no pets or smokers and a bond will be required.

£875 PER CALENDAR MONTH

ENTRANCE HALL

With a useful storage cupboard.

LIVING ROOM

4.45 x 5.69 narrowing to 5.24 (14'7" x 18'8" narrowing to 17'2")

A large living space with a door leading out onto the private balcony.



PRIVATE BALCONY

4.45 x 1.70 (14'7" x 5'7")



KITCHEN

2.57 x 2.29 (8'5" x 7'6")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a sink unit and integrated appliances of a ceramic hob with canopy hood, an electric double oven, a fridge freezer, a dishwasher and a washing machine.



WC

Fitted with a white two piece suite consisting of a low level WC and a wash basin with tiled surrounds.

FIRST FLOOR LANDING

With a large airing cupboard providing storage space and loft access.

BEDROOM ONE

4.45 x 3.67 (14'7" x 12'0")

A large double bedroom.



BEDROOM TWO

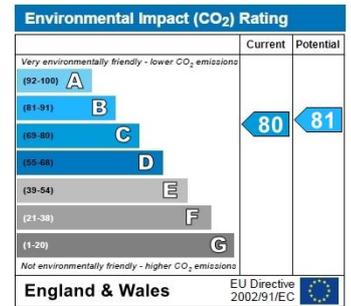
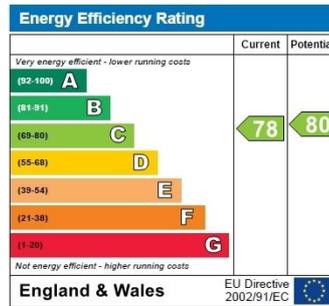
4.79 x 4.44 narrowing to 3.44 and then 1.71 (15'9" x 14'7" narrowing to 11'3" and then 5'7")

Another good sized double room, with an area of restricted head height.



BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath with a shower fitment to a shower screen and part tiled walls.



OUTSIDE

The property has an allocated parking space, with plenty of on site visitor parking spaces, and the communal gardens are nicely maintained.

ADDITIONAL INFORMATION

Calderdale Council Tax Band: C.

The Landlord has no obligation to repair/replace any of the stand alone white goods, appliances or furniture in the property. This does not affect your statutory rights.

DIRECTIONS

Leave Halifax along Skircoat Road and turn right into Heath Road. At the traffic lights turn right into Free School Lane and then take the third turning right into the Royal development. Follow the road round to the left and then to the right and then Simpson Terrace is on the right hand side. Postcode: HX1 2NJ.

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Floor plans are indicative and are not drawn to scale.
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