



## 15 WOODCROFT GRANGE BURNLEY ROAD, HALIFAX

An internal inspection is absolutely essential to fully appreciate this extremely attractive and spacious two bedroomed penthouse duplex apartment providing delightful and spacious living accommodation. The property briefly comprises entrance hall, living room with dining area, modern fully fitted breakfast kitchen, south facing balcony, spacious lounge with galleried landing, excellent storeroom, two double bedrooms (master with en suite shower room) a modern bathroom, single garage with an electric up and over door, and use of a communal swimming pool, sauna, and games room. The property is situated in this extremely convenient and popular residential location, providing excellent access to Halifax town centre, Sowerby Bridge and the trans-Pennine road and rail network linking the business centres of Manchester & Leeds. Very rarely does the opportunity arise to purchase such a superb penthouse apartment at this realistic price and as such an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £240,000



A Communal Entrance Hall with a lift and stairs to all floors.

The apartment front entrance door opens to the

### ENTRANCE HALL

With cornice to ceiling, one double radiator, telephone intercom entry system, thermostat, door to cupboard providing useful storage facilities and a fitted carpet.

From the Entrance Hall a door opens into the

### LIVING ROOM WITH DINING AREA 5.46m x 4.35m



This light and spacious south facing room has uPVC double glazed French doors opening onto a Juliet balcony enjoying a south facing view, further uPVC double glazed door to the balcony which can also be accessed from the kitchen. Two double radiators, one TV point and an open staircase leading to the first-floor accommodation.

From the Living Room a door opens into the

### BREAKFAST KITCHEN 4.94m x 3.11m



Being fully fitted with a range of modern white wall and base units with granite work surfaces, incorporating a stainless-steel single drainer 1 ½ bowl sink unit with

mixer tap, four ring induction hob with extractor hood in stainless steel and glazed canopy above, fan assisted electric oven and grill with combination/microwave oven and warming drawer, integrated dishwasher, and integrated washing machine. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor. There are uPVC double glazed French doors opening onto the south facing balcony enjoying far reaching views.



From the Living Room a spindled staircase leads to the

### SPACIOUS LOUNGE 6.89m narrowing to 4.36m x 7.05m



The lounge has a galleried balcony over the living room. It has three Velux double glazed skylight windows and a circular side window providing this room with its light and spacious aspect. Inset living flame fire, one TV point, one double radiator and a fitted carpet.

From the Lounge two doors open to a

### STOREROOM 7.67m x 2.73m max restricted head room.

Providing excellent storage facilities

From the Entrance Hall a door opens to the

### BATHROOM

With modern white three-piece suite comprising hand wash basin and low flush W/C in vanity unit and a jacuzzi bath with mixer tap and overhead shower unit. The bathroom is fully tiled including the floor and has a circular double-glazed window to the side elevation, an extractor fan and a chrome heated towel rail/radiator.

From the Hall a door opens into

### BEDROOM ONE 3.76m x 4.61m



This spacious double bedroom has fitted bedroom furniture comprising wardrobes, bridging units, bedside cabinets, dressing table and chest of drawers. Large floor to ceiling double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Bedroom a door to

### EN SUITE SHOWER ROOM



With a modern white four-piece suite comprising pedestal wash basin, low flush W/C, bidet, and shower with built-in body jets. The en suite is fully tiled including the floor and has inset spotlight fittings to the ceiling, extractor fan and a chrome heated towel rail/radiator.

From the Hall a door opens to

### BEDROOM TWO 3.72m x 4.73m into wardrobes

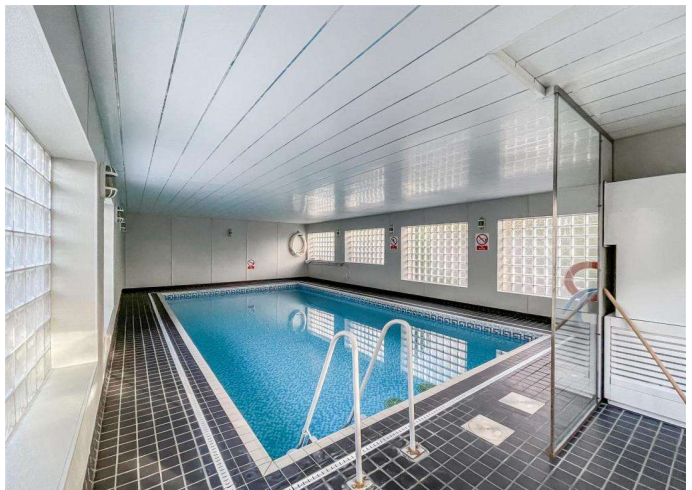


This second double bedroom has fitted bedroom furniture incorporating wardrobes, bedside cabinets, bridging units and chest of drawers. It has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

### GENERAL

The property is leasehold on a 999-year lease commencing 2004 with a ground rent of £500 and a service charge of £250 per month. It has the benefit of all mains services, gas, water and electric, with the added benefit of uPVC double glazing and gas central heating. The property is in Council Tax Band D

### EXTERNAL



Woodcroft Grange is a delightful development of apartments and has manicured communal gardens. The residents have the use of the communal swimming pool, sauna, and games room. Number 15 has a single garage with an electric up and over door, power, and light. There is further communal parking for visitors.

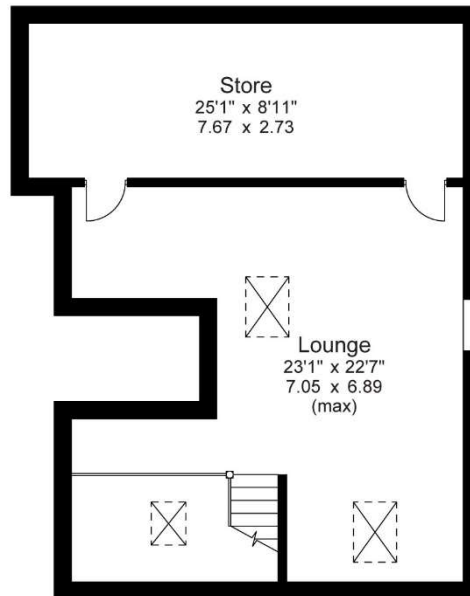
### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

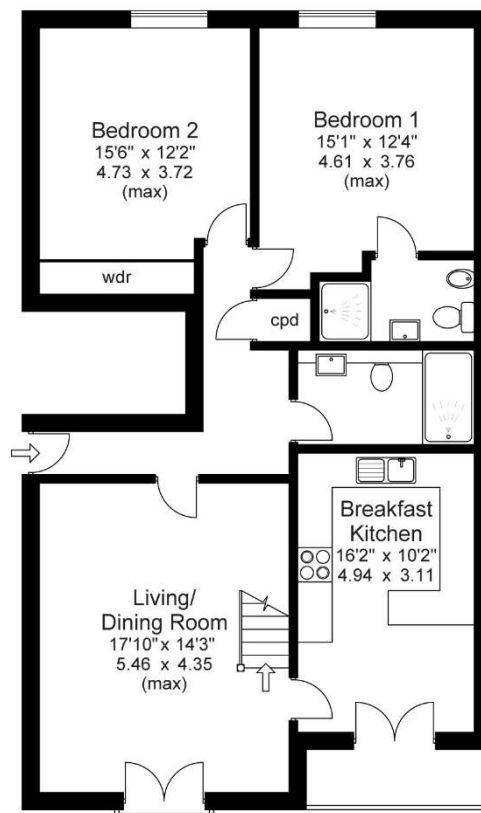
### DIRECTIONS

Sat Nav HX2 7LQ

Approx Gross Floor Area = 1712 Sq. Feet  
= 159.1 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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