

MARSH & MARSH PROPERTIES

2 Baldwin Apartments, Emily Way, The Royal, Skircoat Green, HX1 2PX £235,000



****ATTENTION TO ALL PEOPLE WISHING TO DOWNSIZE, RETIREES OR PROFESSIONAL COUPLES**** Situated within this highly desirable complex and location is this beautiful, ground floor and spacious TWO DOUBLE BEDROOM apartment, which boasts a driveway immediately to the front door along with a rear garden. All of which make this perfect for retirees. The property also features a stunning exposed stone archway to the lounge and red brick arches to each double bedroom. It is important to know that all amenities are close by, including Halifax town centre along with quick and easy access to the M62 motorway. In brief the property comprises of a spacious entrance hall with two large storerooms, a lounge, kitchen, two double bedrooms and a bathroom. Externally there is a driveway to the front and visitor spaces close by. To the rear there is a low maintenance garden.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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ENTRANCE HALL



The entrance hall is accessed via a double glazed wooden door, welcoming you into a spacious area. Here you will find a radiator providing warmth and comfort and a mains smoke alarm. The hall features two useful storage cupboards, ideal for keeping household items organised. One of the cupboards houses a Baxi boiler, which is approximately four years old and in good working condition.

LIVING ROOM 5.3 x 8.2m (17'4 x 27'0 Inc. Kitchen)



The lounge is open plan with the Kitchen and are separated by a fantastic, exposed stone archway. There are two radiators, double glazed windows

and a double glazed door which lead out to the low maintenance and paved garden.



KITCHEN





The kitchen boasts a range of modern wall and base units, single stainless steel sink, integrated electric oven which is approximately one year-old. White goods are included where there is a Bosch washing machine, a dishwasher, fridge, and a freezer. To complete the room there is an exposed red brick archway and a radiator.

BEDROOM ONE 3.8 x 4.1m (12'5 x 13'5)



Modern fitted wardrobes provide ample hanging space, shelving units, and drawers along with a matching dressing table and bedside cabinets. Large double glazed windows have fitted wooden blinds.



BEDROOM TWO 5.0 x 4.6m (16'4 x 15'2)



As of bedroom one fitted wardrobes with matching bedside cabinets, a radiator, and large double glazed windows.

HOUSE BATHROOM



A modern white three-piece suite comprising of a bath with a mixer tap and showerhead splashback tiling, a pedestal sink, and a low flush toilet. An extractor fan, radiator and a wall mounted cabinet complete this bathroom.

EXTERNAL



To the rear you will find a peaceful and low maintenance paved garden. To the front there is parking directly to the main entrance making this easy for bringing shopping home and there are allocated visitor parking spaces close by.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 85 sq. m / 914 sq. ft



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
Floor Plan measurements are approximate and are for illustrative purposes only.

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You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
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