

HUNTERS[®]

HERE TO GET *you* THERE



20 Halifax Road

Dewsbury, WF13 2NE

Guide Price £50,000



GUIDE PRICE £50,000 - £55,000 **VIRTUAL 360 TOUR AVAILABLE**

Hunters are delighted to offer for sale this stunning and immensely spacious self-contained one double bedroom apartment offering a wealth of charm and desirable living accommodation. Forming part of this historical Grade II listed Building. Built in the 1800's with high ceilings and sash windows. An exceptional property with secure electric gated entrance with allocated parking and having use of the gymnasium and steam room facilities. Ideally located to the motorway network and local amenities close by. Briefly comprising of entrance hallway. One double bedroom and spiral staircase leading to kitchen dining area bathroom and lounge and further snug room.

Lease Started 9 November 2001

Term 999 Years - Remaining 977 years

Service charge and ground rent (2023) £4323.00 PA (includes buildings insurance and maintenance and heating for the apartment and communal areas and use of sauna, and maintenance of, external grounds and communal area's.



ENTRANCE

Through timber door with laminate flooring, radiator, large sash window allowing plenty of natural light.

BEDROOM 1 13'1" x 10'11" (4.00m x 3.33m)

Spacious double bedroom with radiator, spotlights to the ceiling and sash window

LANDING

Feature spiral staircase leading to kitchen diner.

KITCHEN DINER 15'10" max x 12'2" (4.85m max x 3.73m)

Having fitted wall and base units with contrasting work surfaces incorporating a stainless steel sink with drainer and complementary splashback tiling, built in electric oven and hob with fitted extractor above. Included in the sale is the new fridge and washing machine, with laminate flooring, radiator, airing cupboard and exposed beams to the ceiling. Access to

LOUNGE 10'4" x 9'4" (3.15m x 2.87m)

A fantastic room to relax and enjoy the views over Dewsbury featuring three arched windows allowing plenty of natural light and newly fitted carpets, further fitted radiator and wall lights and ample power sockets and steps to:

LOFT SPACE 8'3" x 9'10" (2.54m x 3.02m)

An ideal snug space with newly fitted carpets and ceiling spot lights and fitted wall light and exposed beams to the ceiling

BATHROOM

With three piece suite comprising of: feature glass bowl wash basin, low level WC and panelled bath with tap attached shower attachment. Having an extractor fan, radiator, complementary tiled walls and ceramic tiled flooring and exposed beams to ceiling.

OUTSIDE

Having an intercom entry system, lift access, communal gym and gardens and residents allocated car parking space.

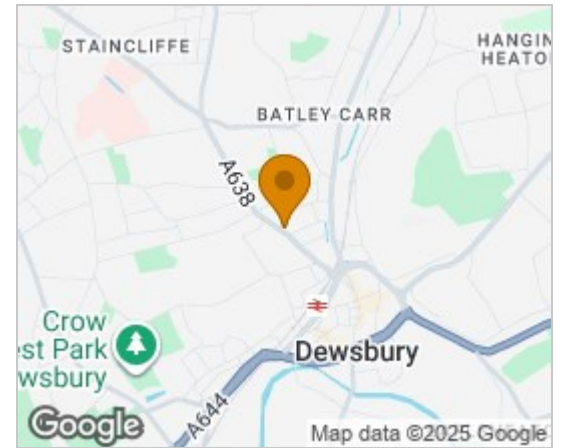
LEASEHOLD INFORMATION

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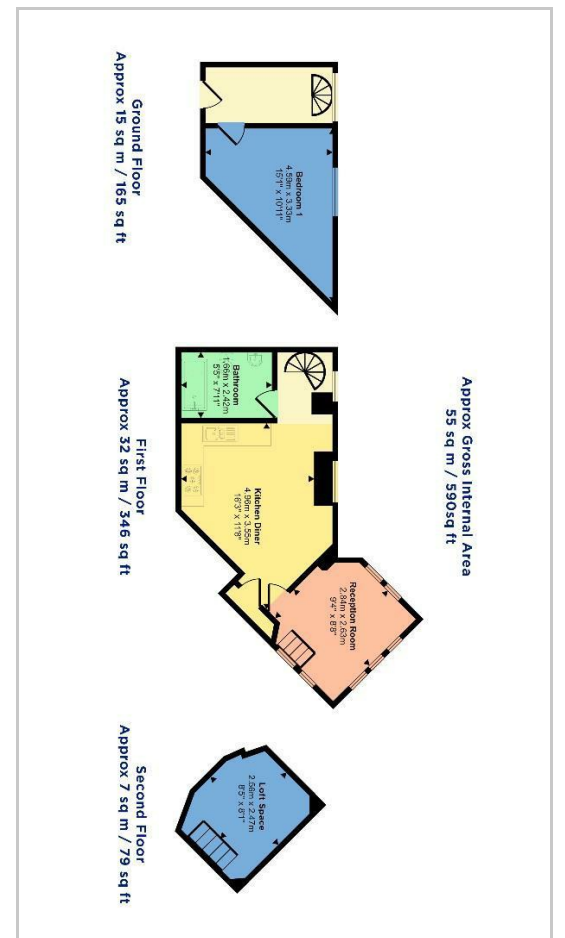
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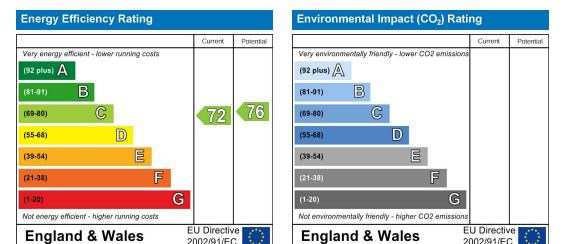
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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