



Mccrea Apartments Emily Way, Halifax HX1 2NS

welcome to

Mccrea Apartments Emily Way, Halifax

A two-bedroom ground floor apartment in Halifax. Situated in the highly popular location of Savile Park and benefiting from a rear garden and allocated parking. Ideal for those looking to downsize and First-time buyers. Call us now to book your viewing!



Entrance Hall

The entrance hall comprises of wood flooring, ceiling light points, exposed beams.

Lounge

18' 9" x 13' 7" (5.71m x 4.14m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiators, exposed stone walls,

Kitchen

18' 10" max x 8' 6" (5.74m max x 2.59m)

The kitchen comprises of wood flooring, ceiling light points, matching wall and base units with work top over, gas oven and hob, integrated washer and dishwasher.

Bedroom One

17' 10" x 12' 11" (5.44m x 3.94m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, wooden door to rear elevation, UPVC double glazed window to the rear elevation.

Bedroom Two

12' 8" x 11' 5" (3.86m x 3.48m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, exposed stone walls. UPVC double glazed window to the front and side.

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, ceiling light point, low level W/c, pedestal wash basin, panelled bath with shower over.

Externally

Externally the property benefits from a paved area with parking to the front and to the rear there is a paved garden with raised flower beds.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Mccrea Apartments Emily Way, Halifax

- TWO-BEDROOM GROUND FLOOR APARTMENT
- ***OFFERS OVER £200,000***
- ALLOCATED PARKING & REAR GARDEN
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over
£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115724 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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