

MARSH & MARSH PROPERTIES

6 Crossley Apartments, Halifax, HX1 2NP

£200,000



Nestled on the outskirts of Halifax town centre, close to Manor Heath Park, is this fantastic apartment complex, created from the old Royal Halifax Infirmary. This property is offered with the added benefit of NO CHAIN. Featuring stunning architecture and well maintained surroundings, anyone looking for something special will find this of special interest. From the moment you arrive you will be impressed with the kerb appeal of this complex. The apartment is situated on the first floor of The Crossley Ward section of the building and features communal grounds that are well tended and maintained creating a picturesque surrounding for the property. The apartment also benefits from an allocated parking space with ample visitor parking in the surrounding area.

Internally the property is beautifully presented, featuring numerous windows throughout creating a light and bright space, beamed ceilings and modern décor. The central dining room features a high set of windows that not only creates a well-lit space but a real eye-catching feature that you will immediately fall in love with. A perfect property for any small family or professional person looking to be close to the town centre. With its spacious living room, well-appointed kitchen, two large double bedrooms (one with fitted wardrobes) and a well laid out house bathroom.

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

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Not only does this property offer direct access into Halifax town centre, but also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The apartment also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

Owing to this property's outstanding and numerous features, immaculate internal presentation and proximity to Halifax town centre, an appointment to view is essential in order to fully appreciate all that is on offer.

From the external aspect a front coded door provides access to a communal area with staircase leading up to the first floor. From the first floor communal aspect a wooden door opens into the

HALLWAY

A smart entrance hallway that creates the ideal first impression from the moment you step foot into the property. A light, bright, warm and welcoming space offered with a vinyl floor, ceiling inset spotlights, single radiator and cupboard storage space.

The hallway leads directly into the

BREAKFAST KITCHEN



A well-appointed breakfast kitchen that offers a generous amount of space, ample for a dining table to the centre of the room and featuring an "L" shaped set of laminated work surfaces to two walls, with over and under counter cupboards and

drawers offering ample work space. The room is well illuminated via four double glazed windows, a set of omni-directional ceiling spotlights and under cupboard spotlights. Benefitting from an integrated hob, integrated double oven, stainless steel extractor hood, integrated dishwasher, splashback tiling, wood laminate flooring, fitted washing machine, fitted fridge/freezer and a stainless steel sink with a stainless steel mixer tap.

From the breakfast kitchen an opening leads into the

DINING ROOM



The real pièce de résistance of the property is the stunning dining room. With its feature high beamed ceilings, large double-glazed windows that bathe the whole room in natural light and with ample space for a large family dining table. With a carpeted floor, wall mounted light fittings and double radiator.

From the dining room a wooden door opens into the

LIVING ROOM

A spacious family living room, offering ample space for a three piece suite along with additional

furniture. The room features five double glazed windows again creating a light and bright living space. With its carpeted floor, ceiling mounted omni-directional spotlights, double radiator and television access point.



From the hallway a set of carpeted stairs lead up to the

LANDING

A long and winding landing space offering a spacious communal area to the first floor. The landing also features a window overlooking the dining room, not only offering secondary natural light but also a charming view to the feature room below.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom offering ample space for a double bed along with additional bedroom furniture. The room has a set of fitted wardrobes to one side offering additional storage space and a fitted dressing table to the opposite corner. The room has a beamed ceiling creating a charming feature for the whole room. With its five double glazed windows, Velux window, carpeted floor, omni-directional ceiling spotlights, single radiator and television access point.

BEDROOM 2



A spacious second bedroom, again offering ample space for a double bed along with additional bedroom furniture. With its five double glazed windows, Velux window, carpeted floor, omni-directional ceiling spotlights, single radiator and television access point.



BATHROOM



A neutral and well-presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With its panel bath, over bath shower, glass splash guard, separate shower cubicle, close coupled toilet, pedestal washbasin, corner cupboard, single radiator, vinyl flooring, splashback tiling, ceiling inset spotlights and extractor fan.

GROUNDS



The communal grounds are well maintained as part of the management of the apartments offering charming surroundings to the property and a welcoming reception.

PARKING

The property benefits from an allocated parking space with additional visitor parking spaces in the surrounding area.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of double glazing and gas central heating.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Halifax town centre head towards Savile Park on Burdock way (A58) for 0.6 miles and then turn right onto Arden Road. After 0.5 miles turn left onto Free School Lane and then after a further 0.2 miles turn left into the apartment grounds. Take an immediate left upon arrival into the grounds and the property will be located directly ahead.

For sat nav users the postcode is: HX1 2NP

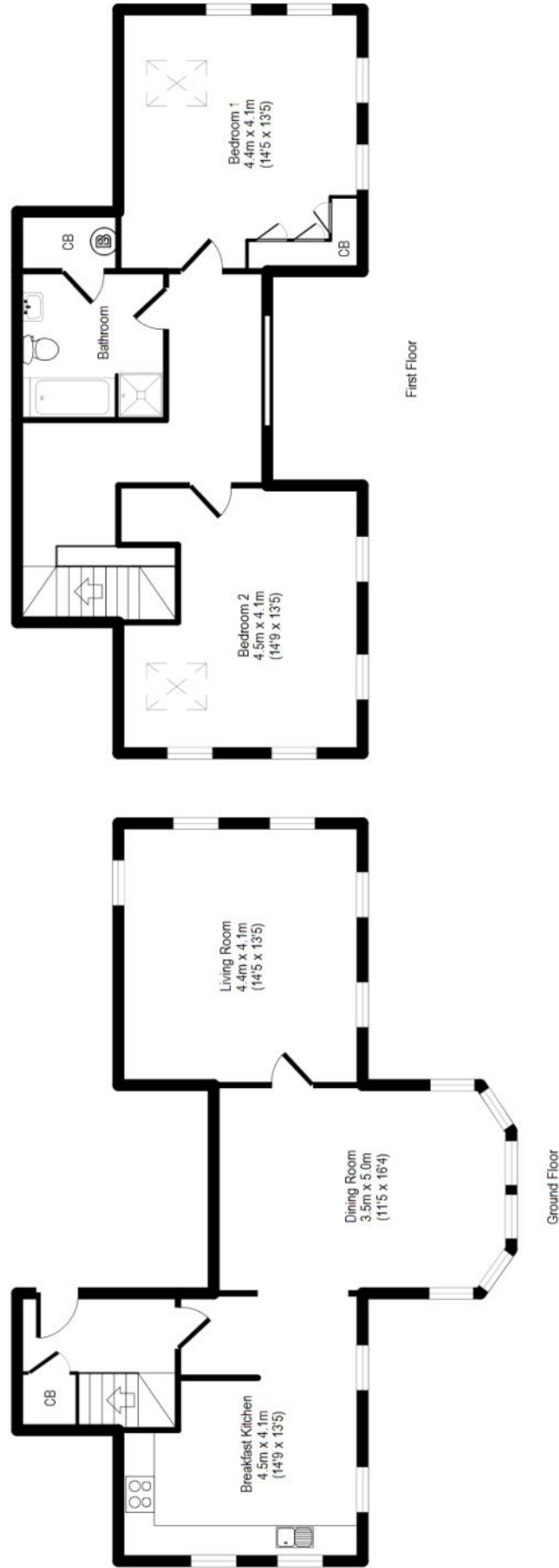
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 115 sq. m / 1234 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. While we do not doubt the floor plans accuracy, we make no guarantee, warranty, or representation as to the accuracy and completeness of the floor plan. 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. All images and dimensions are not intended to form part any contract or warranty.

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