



Rochdale Road, West Vale, HX4 8ES

£135,000

E&H Holmes
ESTATE AGENTS

A well presented, two bedroom penthouse apartment within a luxury Baptist Church conversion. With open plan living area with high ceilings and large windows, master bedroom suite with dressing room and en-suite shower room plus second en-suite bedroom along with convenient access to local amenities this is an ideal purchase for many types of buyer.



Communal Entrance

Secure intercom entry system. Stairs and lift to all floors.

Open Plan Living Room & Kitchen 17'7" max x 14'9" (5.37 max x 4.5)

Oak effect laminate flooring. Radiator. UPVC double glazed window.

Fitted kitchen with a range of wall and base units. Stainless steel sink. Electric oven and gas hob. Integrated fridge freezer. Integrated dishwasher.

Inner Hallway

Utility Cupboard

Plumbing for washing machine and space for dryer.

Bedroom Two 10'5" x 8'6" (3.2 x 2.6)

Radiator. Storage cupboard housing boiler. UPVC double glazed window.

En-Suite

Shower cubicle. Wash hand basin. WC. Chrome towel radiator. Extractor fan.

Master Bedroom 8'6" x 9'4" (2.6 x 2.86)

Radiator. UPVC double glazed window.

Dressing Room 5'10" x 4'11" (1.8 x 1.5)

Ideal space for wardrobes.

En-Suite

Shower cubicle. Wash hand basin. WC. Chrome towel radiator. Extractor fan.

Parking

There is an allocated parking space.

Further Information:

Service charge £107.21 per month

Leasehold: the term is for 125 years from and including the 1st January 2017

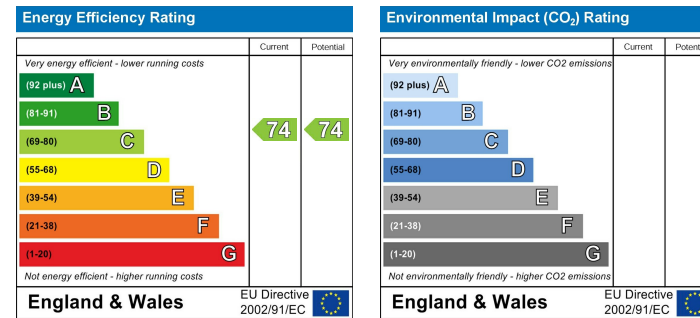
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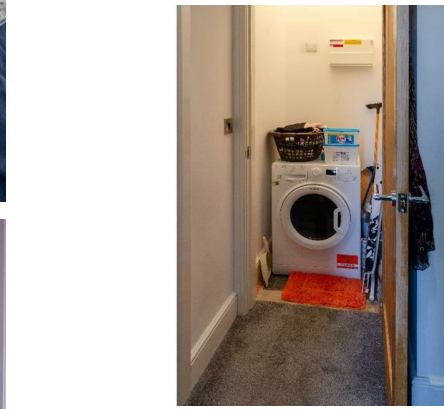
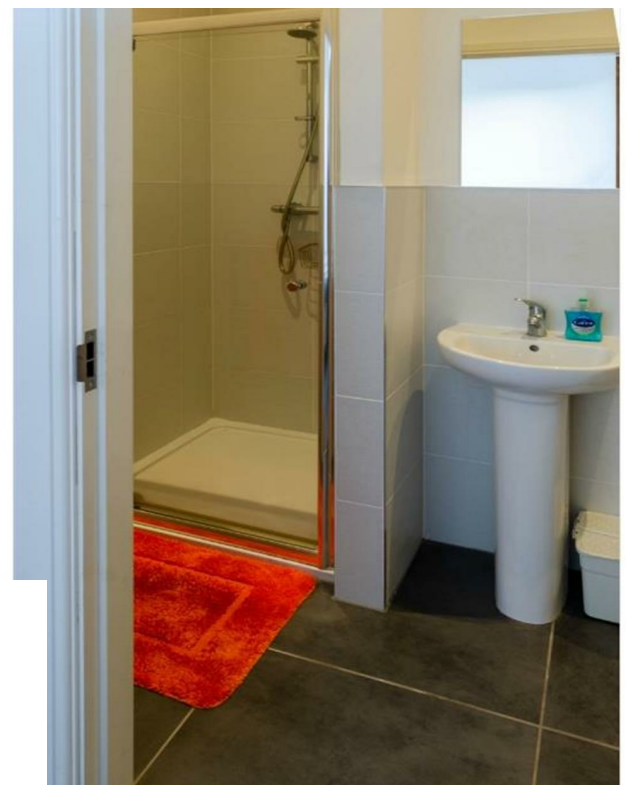
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This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

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