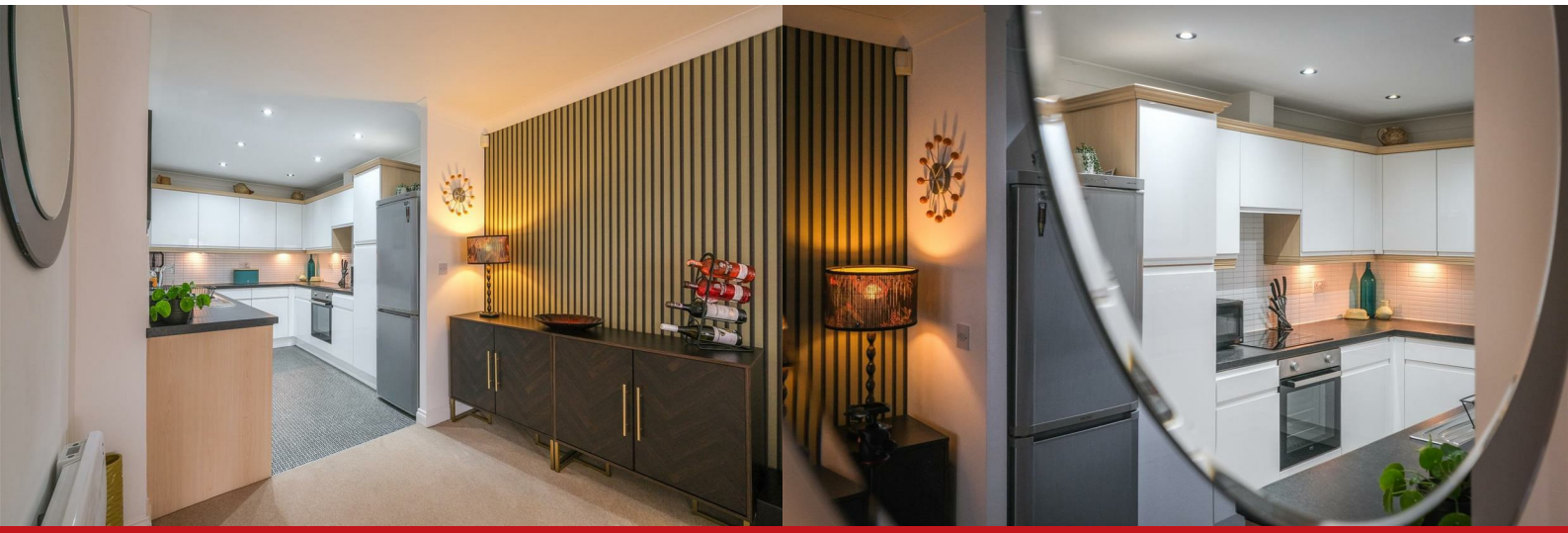
Peter David Properties Ltd

Residential Sales and Lettings

Oakwood Gardens,

Offers Over £150,000

2 2 1 C



Nestled in the desirable Oakwood Gardens area of Halifax, this beautifully presented top-floor apartment offers a delightful living experience. With two spacious double bedrooms and a well-appointed bathroom, this property is perfect for those seeking comfort and style.

Upon entering, you are welcomed by a charming entrance hall featuring carpeted flooring, which leads to the inviting living room. This open-plan space is designed for modern living, seamlessly connecting to a dining area that boasts a unique circular "Turret" style, adorned with six windows that flood the room with natural light. Double doors open onto a Juliet balcony, providing lovely views of the front of the property and the communal gardens, making it an ideal spot for relaxation or entertaining guests.

The kitchen is fully fitted with a sleek range of high-gloss units, offering ample storage and modern appliances, including a four-ring hob and oven. The thoughtful design ensures functionality while maintaining a stylish aesthetic.

The master bedroom features bespoke fitted wardrobes and an en-suite shower room, complete with a thermostatically controlled mixer shower and heated towel rail, providing a private retreat. The second bedroom is also generously sized, with a pleasant view from its UPVC window.

The main bathroom is well-equipped with a panelled bath, low-level flush WC, and a large wall-mounted mirror, ensuring convenience for residents and guests alike.

Outside, the property benefits from private off-street parking and additional visitor parking, while the communal gardens at the rear offer a tranquil space to unwind.

This apartment combines modern living with charming features, making it a wonderful opportunity for anyone looking to settle in Halifax. Do not miss the chance to make this delightful property your new home.

- PENTHOUSE APARTMENT
- TWO BEDROOMS
- MASTER EN SUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
- PARKING & VISITORS PARKING
- EPC RATING - C
- COUNCIL TAX BAND - B

Accommodation

Lounge/ Dining
14'9" x 19'0" (4.5 x 5.8)

Kitchen
7'9" x 11'8" (2.37 x 3.57)

Bedroom one
9'4" x 16'11" (2.87 x 5.17)

En suite
8'6" x 8'2" (2.6 x 2.5)

Bedroom two
7'0" x 12'2" (2.15 x 3.72)

Bathroom
7'2" x 5'10" (2.2 x 1.8)

Directions
Please use postcode HX2 8JF for sat nav directions.

LEASE DETAILS
Years remaining on the lease - 979 years
Ground rent - £207.36
Service charge - £1273.17

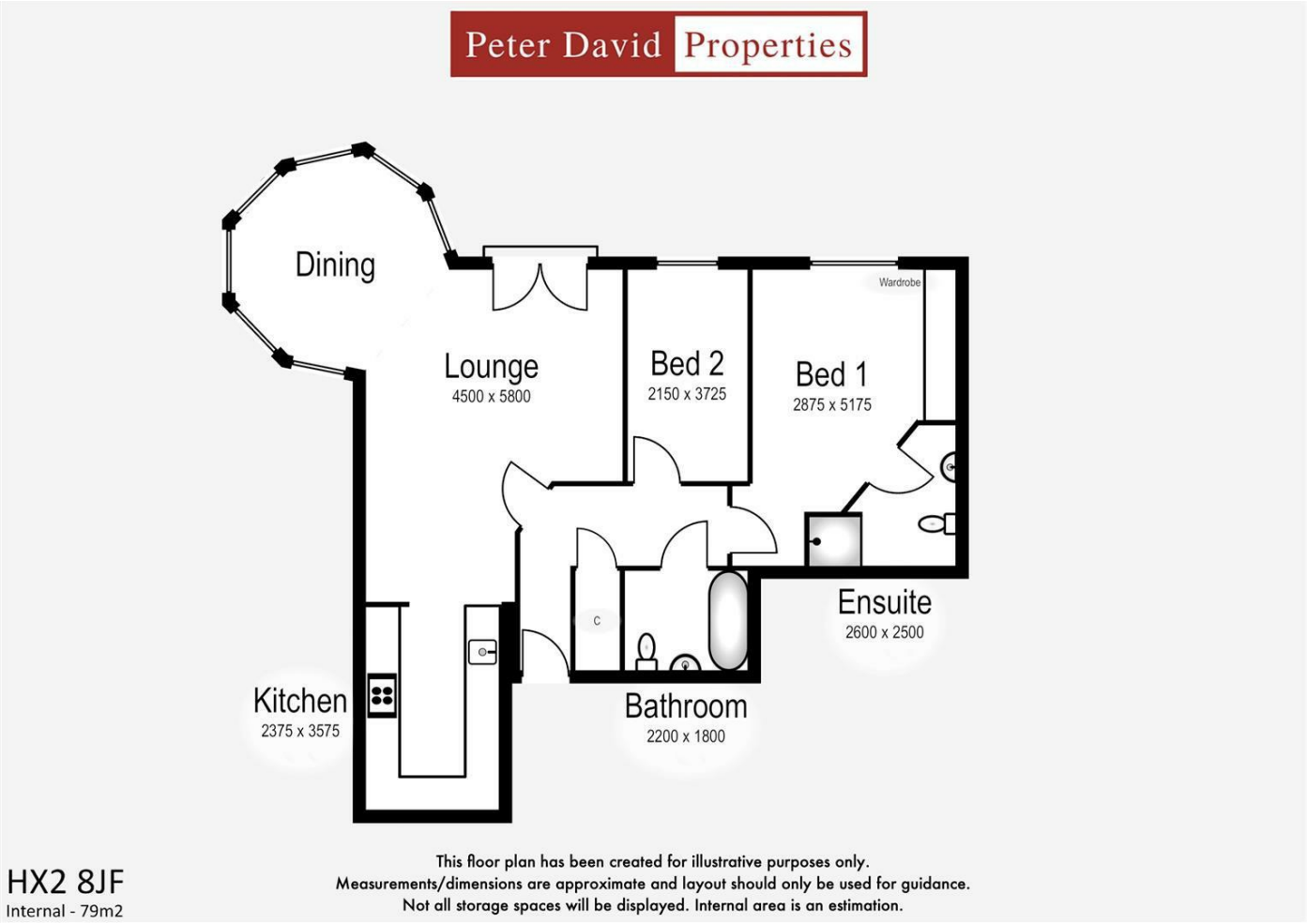
PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

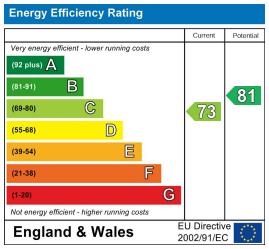
Floor Plan

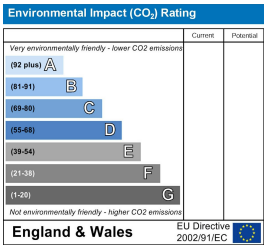


Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
Halifax
HX3 0RP
T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ
T: 01484 719191
E: brighouse@peterdavid.co.uk

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF
T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG
T: 01484 719191
E: huddersfield@peterdavid.co.uk