Peter David Properties Ltd

Residential Sales and Lettings

Willowfield Crescent,

£79,950

2 1 1 D

Situated in the ever-popular Willowfield Crescent, this spacious two-bedroom ground floor apartment offers well-proportioned accommodation throughout and enjoys far-reaching views across the surrounding valley. Requiring a degree of cosmetic modernisation, the property presents an excellent opportunity for first-time buyers, downsizers or investors looking to create a home tailored to their own tastes.

Accessed via a secure communal entrance, the apartment briefly comprises a welcoming entrance hallway with useful storage, a generous lounge enjoying an open outlook, a fitted kitchen, two good-sized double bedrooms, a bathroom with panelled bath and wash basin, together with a separate WC.

The property benefits from gas central heating and double glazing throughout, while externally there are communal gardens and on-street parking.

Offered with no onward chain, this is a fantastic opportunity to purchase a spacious apartment in a well-established residential location. Willowfield Crescent is a well-established residential area situated above Sowerby Bridge and within easy reach of both Halifax and Sowerby Bridge town centres. The location offers an excellent balance of convenience and scenery, with elevated views across the Calder Valley and nearby countryside.

A wide range of local amenities are close by, including supermarkets, independent shops, cafés, schools and healthcare facilities, while Sowerby Bridge railway station provides direct rail links to Leeds, Manchester and beyond. Halifax town centre is also only a short drive away, offering an extensive range of shopping, leisure and dining facilities.

- SPACIOUS GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE WITH ELEVATED VIEWS
- BATHROOM WITH SEPARATE WC
- ENTRANCE HALL WITH STORAGE
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Lounge
14'3" x 14'1" (4.35 x 4.3)

Kitchen
8'2" x 8'1" (2.5 x 2.47)

Bedroom one
11'7" x 14'1" (3.55 x 4.3)

Bedroom two
9'0" x 11'5" (2.75 x 3.5)

Bathroom
4'11" x 5'10" (1.5 x 1.8)

WC

Lease details
Service charges - £41pm
Ground rent - TBC
Years remaining on the lease - 125 years from 1994

Directions
Please use post code HX2 7JP for sat nav directions.

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.

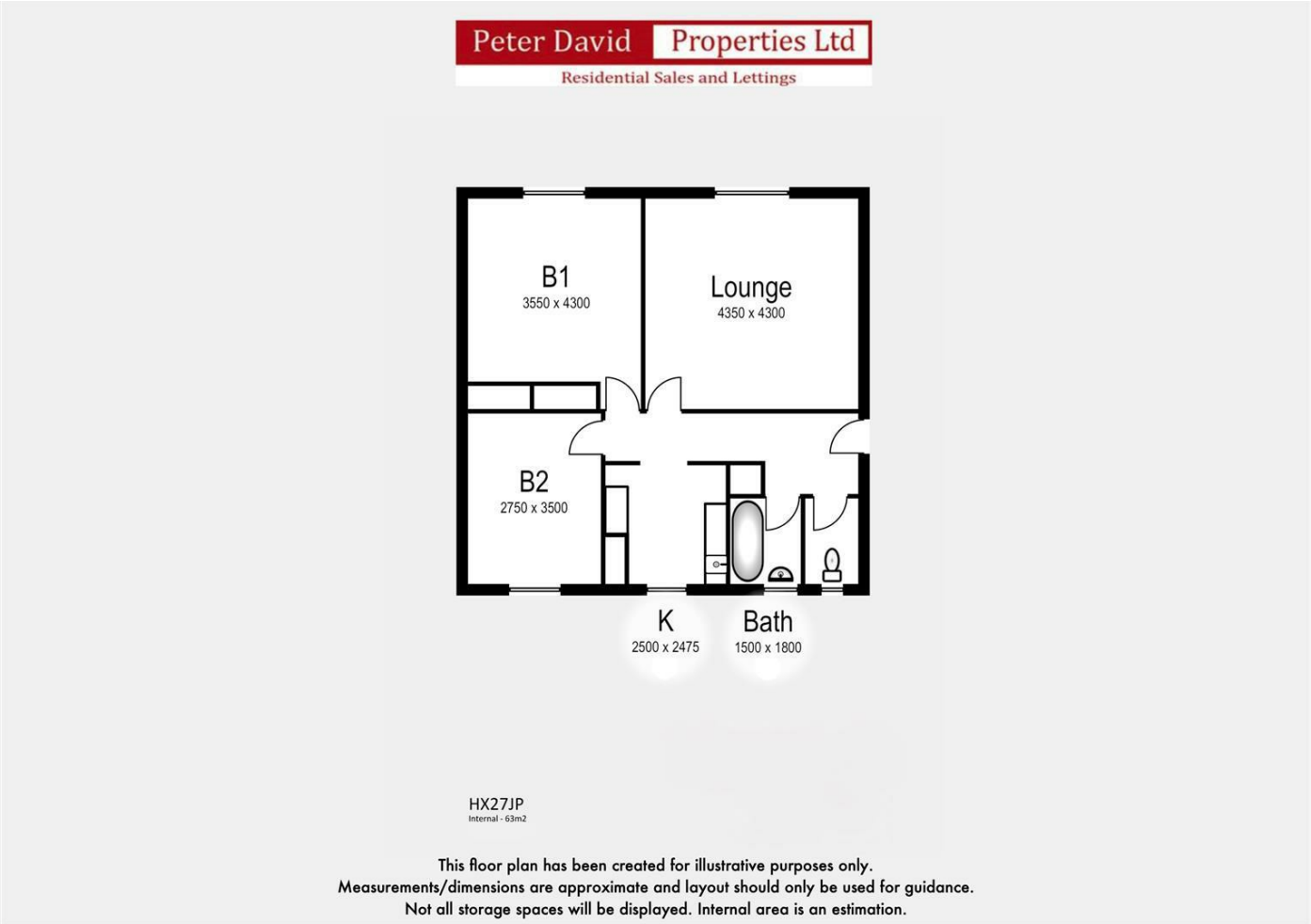
22

Road Map

Hybrid Map

Terrain Map

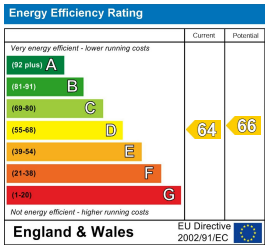
Floor Plan

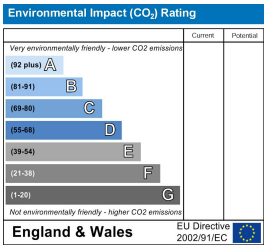


Viewing

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