

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Regent Court, Savile Park

Offers In The Region Of £155,000





Situated in the highly regarded Regent Court development, in the heart of sought-after Savile Park, this beautifully presented second floor apartment offers spacious, low-maintenance living in a prime residential location. Perfectly suited to those looking to downsize, retire, or enjoy a secure and comfortable home, the property combines generous accommodation with attractive views and excellent convenience.

The apartment features a bright and spacious open-plan kitchen and lounge, creating a welcoming living area with plenty of natural light from large windows and Juliet-style doors. The modern fitted kitchen offers ample storage and worktop space, while the lounge provides a comfortable area for relaxing and dining.

There are two well-proportioned bedrooms, including a main bedroom with en-suite shower room, along with a separate house bathroom. The layout is practical and well considered, with a useful utility area and good hallway space.

Externally, Regent Court benefits from a gated car park with allocated parking, as well as visitor parking for guests. The elevated position enjoys pleasant outlooks across the surrounding area, including views towards Savile Park and the local stone-built architecture.

This is an ideal home for buyers seeking secure apartment living in one of Halifax's most desirable locations, close to local amenities, transport links and scenic open spaces.

- TWO BEDROOM SECOND FLOOR APARTMENT
- LIFT ACCESS
- GATED CAR PARK AND ALLOCATED PARKING
- SOUGHT AFTER LOCATION
- ELECTRIC HEATING THROUGHOUT
- UTILITY ROOM
- EPC RATING - B
- COUNCIL TAX BAND - C

## Accommodation

### Entrance hall

### Lounge/ Kitchen

17'10" x 19'5" (5.45 x 5.92)

### Utility room

5'2" x 5'6" (1.6 x 1.7)

### Bedroom one

12'7" x 8'10" (3.85 x 2.7 )

### En suite

5'2" x 6'6" (1.6 x 2)

### Bedroom two

8'6" x 11'9" (2.6 x 3.6)

### Bathroom

5'2" x 8'10" (1.6 x 2.7)

### Lease details

The lease is 155 years from Jan 2004.

Ground rent £371.77 annually from January.

Service charge £110 a month.

### Directions

Please use post code HX3 0HD for sat nav directions

### PLEASE NOTE

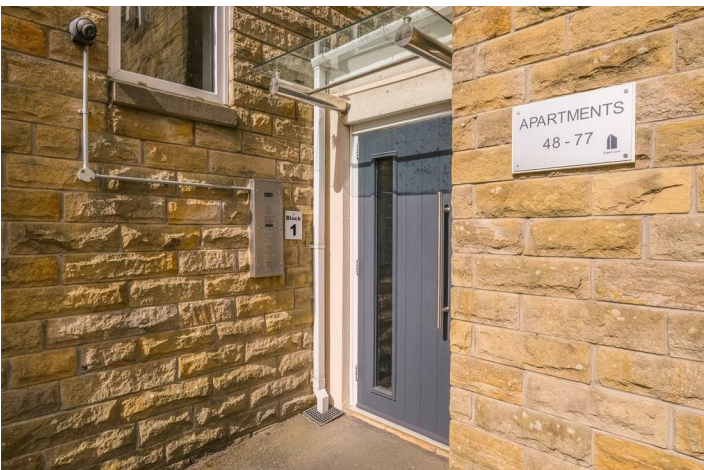
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties Ltd**  
Residential Sales and Lettings

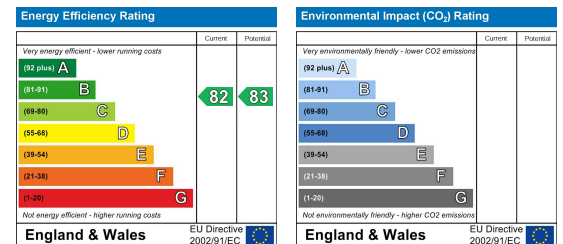
HX30HD  
Internal - 69m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)