

Noble Hop Way, Halifax, HX2 0SN

£200,000

Edkins & Holmes
ESTATE AGENTS

An immaculately presented, two bedroom, freehold apartment with garage and garden in the popular Fountain Head village suburb of Halifax. Having been fully upgraded and modernised by the current owner this home offers contemporary modern living with a high specification kitchen and contemporary bathroom. There is driveway parking for two cars and a low maintenance garden making this property ideally suited to professional person or couple.

The accommodation, in brief, comprises: Entrance hall with access to integral garage, open plan living/dining kitchen, inner hallway, two bedrooms and the house bathroom. Externally there is driveway parking for two cars, an enclosed patio garden and additional artificial lawn garden with raised flower beds.







Entrance Hall
Designer radiator. Door to integral garage. Composite double glazed front door.

Living/ Dining Kitchen 18'3" x 12'11" plus 7'4" x 8'3" (5.570 x 3.962 plus 2.249 x 2.526)
Modern fitted kitchen with a range of wall and base units and under unit lighting. Solid wood worksurfaces with undercounter, ceramic, one and half bowl sink. Electric oven. Induction hob with cooker hood over. Integrated washing machine, fridge and freezer. Cupboard housing boiler. Designer radiator. Ceiling spotlights. Skylight. UPVC double glazed window to front elevation. UPVC double glazed French doors with Juliet balcony.

Inner Hallway
Loft access.

Bedroom One 9'9" x 11'8" (2.991 x 3.560)
Designer radiator. UPVC double glazed to front elevation.

Bedroom Two 7'5" x 12'2" (2.283 x 3.722)
Designer radiator. UPVC double glazed window to side elevation.

Bathroom
Stylish three piece suite comprising: Bath with waterfall mixer taps and shower over, WC and wash hand basin. Fully tiled. Designer radiator. Skylight.

Garage 18'2" x 10'6" (5.554 x 3.202)
Electric up and over door. Power, light and radiator. Understairs storage area.

Garden
A gated patio garden with sun canopy and shed. An additional garden area with artificial lawn and raised flower beds. Both areas of garden are against a backdrop of attractive timber cladding with lighting.

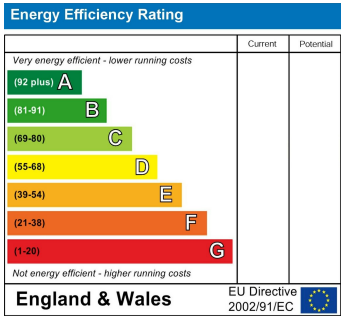
Additional Information
The two additional garages beneath the property are on a 999year lease to neighbouring properties who are paying a peppercorn rent.

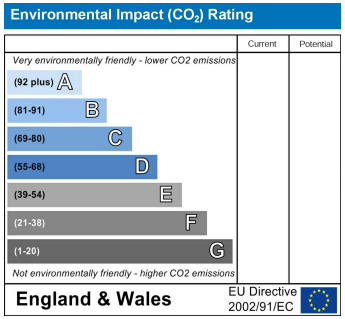
Council Tax Band
A

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

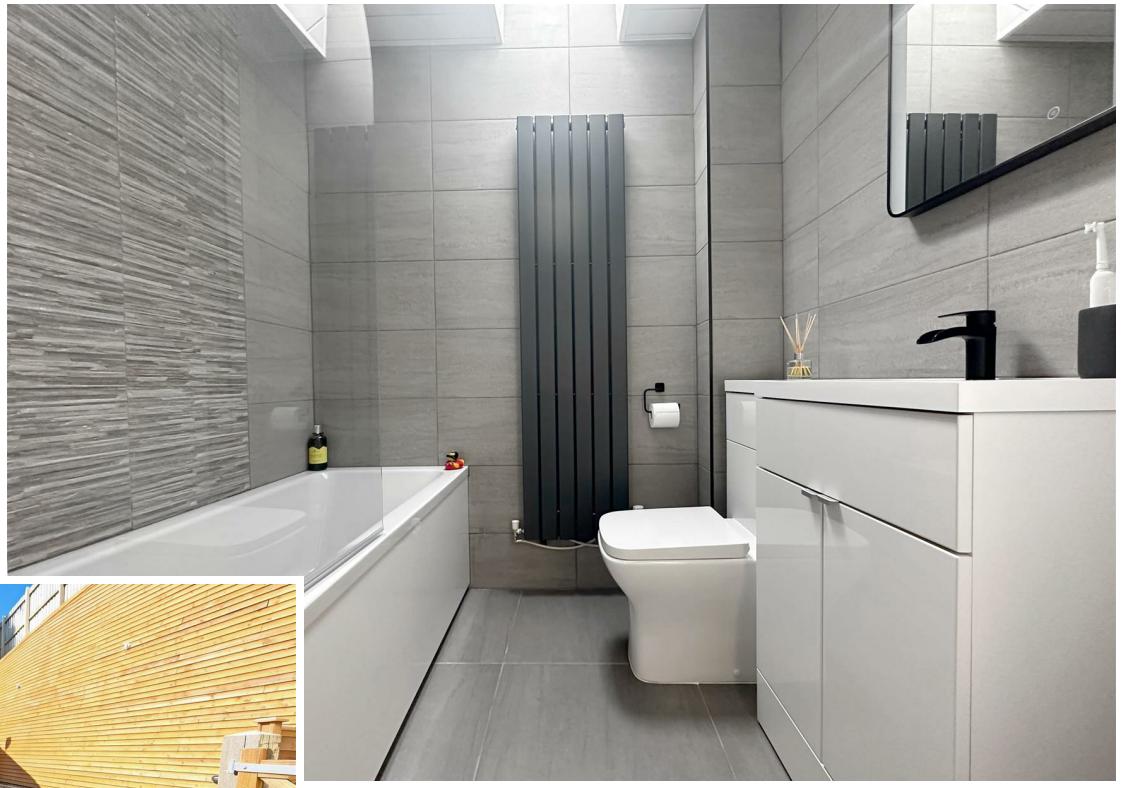
The three words designated to this property is:
atoms.posed.farms

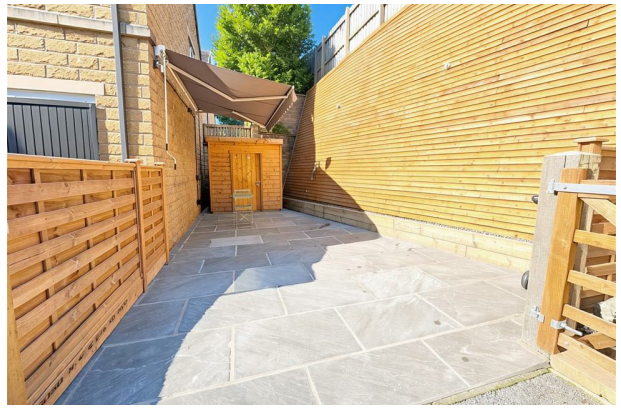
Disclaimer
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We are not a member of a client money protection scheme.

















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