



**Sunnybank Road, Halifax, HX4 8NE**  
**Per Month £900 Per Month**

**E&H** Holmes  
ESTATE AGENTS

A beautifully presented and well-maintained, purpose-built two-bedroom ground floor leasehold apartment, ideally located in this sought-after residential area with excellent access to local amenities and the M62 motorway network.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with a dedicated dining area, and a modern fitted kitchen complete with integrated appliances. There are two well-proportioned bedrooms and a stylish bathroom. From the hallway, you can step out onto the recently installed balcony—perfect for relaxing and enjoying the open views.

The property further benefits from PVCu double glazing and gas central heating throughout.

Externally, there are attractive communal gardens, along with a driveway to the rear providing access to an integral garage.



### Hallway

With understairs storage cupboard, single radiator, coving to the ceiling and sliding patio doors give access onto the balcony.

### Lounge 20'0" x 10'7 (6.10m x 3.23m)

Having windows to the front and rear elevation from where you can enjoy the open views, two single radiators, t.v. and telephone points and wall lights.

### Kitchen

Being fitted with matching wall and base units, inset stainless steel sink with decorative mosaic tiling to the splashbacks, built in electric oven with gas hob above, plumbing for the automatic washing machine, wall mounted combination boiler, single radiator window to the rear and coving to the ceiling.

### Bedroom One 11'11 x 10'8 (3.63m x 3.25m)

Window to the side, telephone point, single radiator and coving to the ceiling.

### Bedroom Two 9'8 x 8'11 (2.95m x 2.72m)

Window to the front, single radiator and coving to the ceiling.

### Bathroom

Being fitted with a three piece coloured suite comprising of a panelled bath with shower attachment over, pedestal wash hand basin, low flush w.c. part tiling to the walls, single radiator and window to the front.

### External

Communal gardens to the front and side, Driveway to the rear gives access into the integral garage with up and over door, power and light points.







