



Ingwood Parade, West Vale, HX4 8DE
£130,000

E&H Edkins Holmes
ESTATE AGENTS

Located on Ingwood Parade, this well-presented two-bedroom penthouse apartment offers stylish and spacious living throughout. Boasting two generous double bedrooms, the property is ideal for professionals, couples, or those looking to downsize without compromising on space.

The heart of the home is the bright and contemporary open-plan living, dining, and kitchen area, featuring a modern fitted kitchen with sleek finishes—perfect for both everyday living and entertaining. A standout feature is the private balcony, providing an excellent spot to relax and enjoy elevated views.

The property is further complemented by a well-appointed four-piece house bathroom, offering both comfort and convenience.

Additional benefits include garage parking for one vehicle, ample visitor parking, and secure access to the building via an intercom system, with both lift and stair access to all floors.

Early viewing is highly recommended to fully appreciate this fantastic penthouse apartment.



Communal Entrance
Intercom entry. Lift and stairs to all floors.

Entrance Hall
Door to communal area.

Lounge 11'4" x 11'4" (3.469 x 3.478)
Wall mounted electric heater. UPVC double glazed French doors to balcony.

Kitchen 9'10" x 8'9" (3.006 x 2.690)
Open plan to Lounge. Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Integrated washing machine, dishwasher and fridge / freezer.

Bedroom One 14'9" x 8'9" (4.496 x 2.679)
Electric heater. UPVC double glazed window.

Bedroom Two 13'3" x 8'11" (4.063 x 2.730)
Electric heater. UPVC double glazed winodw.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Fully tiled. Extractor fan. Electric chrome towel radiator.

Parking
One parking space, allocated in the garage to the ground floor of the building. Ample visitors parking.

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:
toys.toast.moving

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as

statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

Leasehold Information
Service Charge - £1440 per annum
Ground Rent - £315 per annum







