

Ingwood Parade, WEST VALE, HX4 8DE
PCM £850 PCM

Edkins & Holmes
ESTATE AGENTS

This modern, purpose built apartment is positioned within walking distance of the local shops, bars, restaurants in West Vale. The two bedroom, second floor apartment is presented to an excellent standard throughout with secure underground parking and a balcony. Internal inspection is highly recommended. This apartment can be accessed via lift or staircase.
The accommodation, in brief, comprises: Communal entrance, entrance hall, lounge with balcony open plan modern kitchen, two double bedrooms, one with en-suite and a stylish four piece bathroom. The apartment benefits from allocated, underground, secure parking along with communal parking areas.
Energy Rating: C & Council tax band: A







Communal Entrance
Secure intercom. Lift and stairs to all floors.

Entrance Hall
Cupboard. Electric heater.

Lounge 11'10" x 11'4" (3.628 x 3.474)
Electric heater. UPVC double glazed French doors leading to balcony.

Kitchen 10'9" x 8'9" (3.284 x 2.682)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel and glass cooker hood. Integrated washing machine and dishwasher. Integrated fridge / freezer.

Bedroom One
Electric heater. UPVC double glazed window.

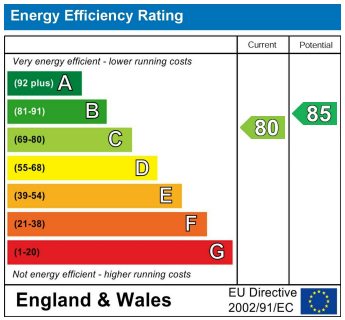
Ensuite Shower Room ` (`)
Wash hand basin. Low flush W.C. Shower cubicle. Extractor fan. Chrome towel radiator.

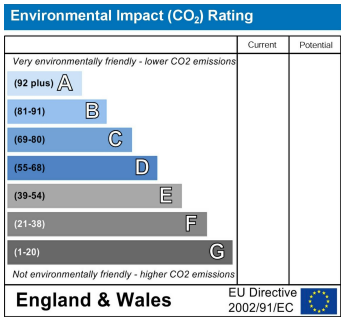
Bedroom Two
Electric heater. UPVC double glazed window.

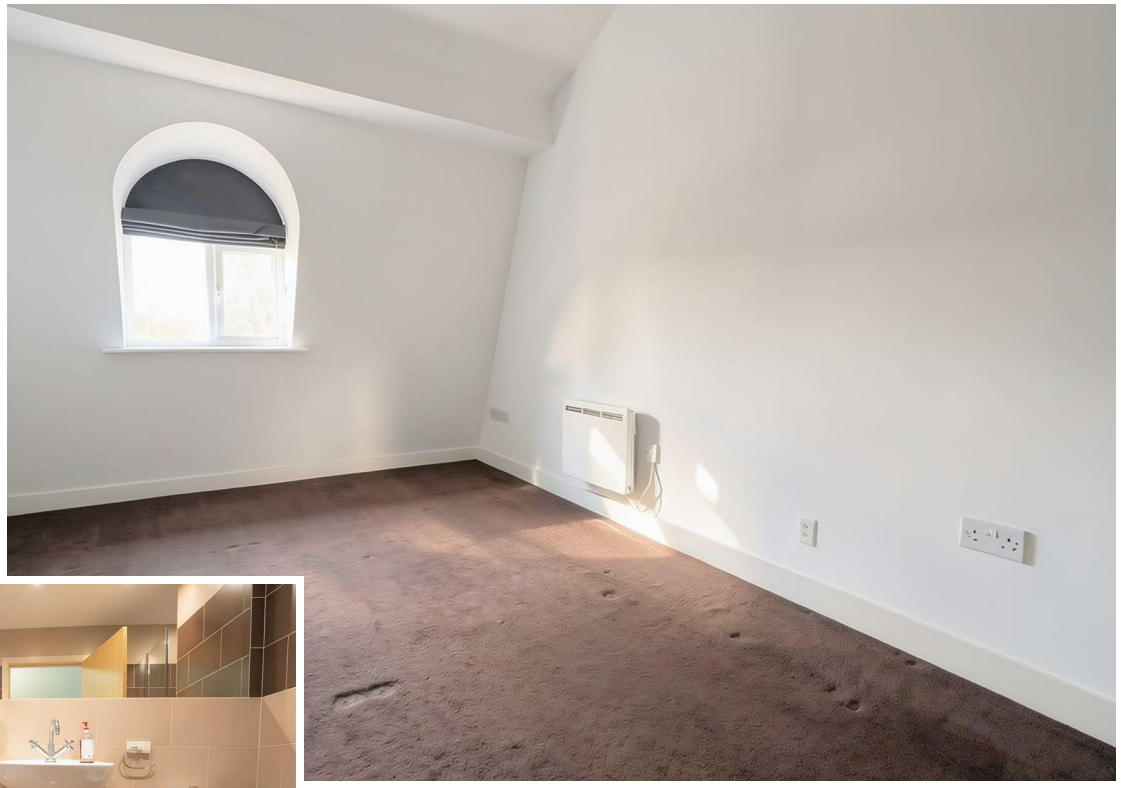
Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Extractor fan. Chrome towel radiator.

Lettings Disclaimer
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

Council Tax
Band A










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