



Ingwood Parade, WEST VALE, HX4 8DE
£130,000

E&H Edkins Holmes
ESTATE AGENTS

Located on Ingwood Parade, this well-presented two-bedroom apartment offers stylish and spacious living throughout. Boasting two generous double bedrooms (one with en-suite), 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 apartment.



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
Fitted kitchen with wall and base units. Breakfast bar. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel and glass cooker hood. Plumbing for washing machine. Plumbing for dishwasher.

Bedroom One 11'4" x 8'9" (3.474 x 2.683)
Electric heater. UPVC double glazed window.

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

Bedroom Two 16'9" max x 8'9" (5.109 max x 2.684)
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.

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:
enjoy.shed.scars

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