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7 PORTER APARTMENTS

HAWORTH CLOSE | HALIFAX | HX1 2NL

This first floor duplex apartment is located in a popular complex converted from the old Halifax Infirmary and is within a 15 minute walk of Halifax town centre and close to the open green space of Savile Park and the amenities of Skircoat Green.

This stylish conversion comprises a spacious living room, fitted kitchen with integrated appliances, two double bedrooms and a three-piece bathroom.

Outside there is an external parking space plus an additional space in a secure garage. There is plentiful visitor parking.



GROUND FLOOR

Entrance Vestibule
Living Room
Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

C

EPC RATING

D

INTERNAL

The accommodation is accessed from a bright and airy communal hallway into an entrance hall with staircase leading to the first floor and a generously proportioned cloaks cupboard.

This well-presented apartment includes a spacious living room with three full-height windows overlooking delightful communal gardens. There is plentiful room for separate seating and dining areas. The separate kitchen houses base and wall units with complementary worktops incorporating a stainless steel sink and equipped with an electric oven with four-ring gas hob over, integrated dishwasher, fridge and freezer.

There are two double bedrooms located on the first floor both benefiting from windows and Velux rooflights; bedroom 1 is particularly spacious. The first floor accommodation is completed with a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

EXTERNAL

Outside there is allocated parking for residents, plus a secure garage space.

LOCATION

The property is situated within walking distance of Halifax Town centre and provides excellent access to the local amenities of Halifax, Savile Park and Skircoat Green including shops, schools, a church, launderette, pharmacy and a variety of food outlets.

There is regular bus service within 2 minutes' walk and mainline railway stations in Halifax (10 minutes' walk) and nearby Sowerby Bridge (10 minutes' drive). The M62 (J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

All mains services. Gas central heating. Boiler located in cupboard on landing.

TENURE & FEES

Leasehold. 999 year lease from 1 January 2007. Management fees £1,524 pa. Ground rent £150 pa.

DIRECTIONS

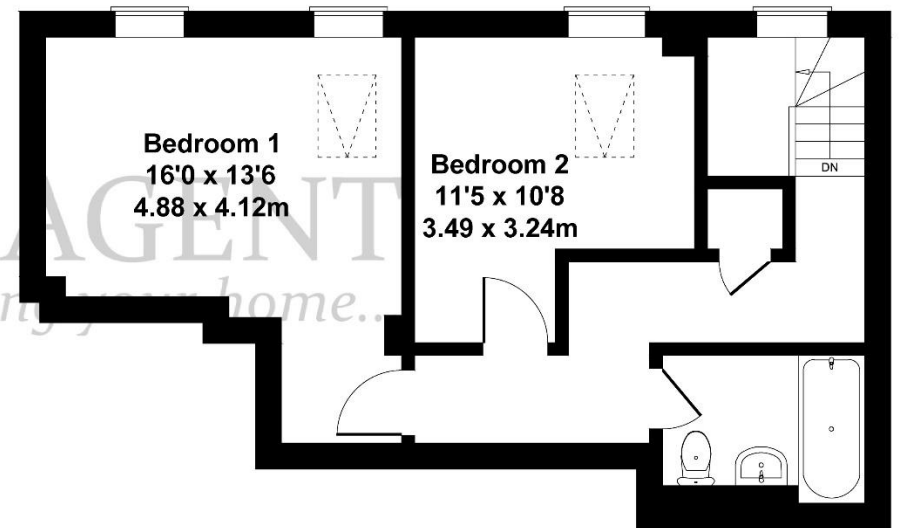
From Halifax town centre take the Huddersfield Road (A629) and after passing the swimming pool bear right (statue of man on horse) into Heath Road. At the mini-roundabout turn right into Free School Lane and Haworth Close is the second right turn. Follow the one way system, passing Crossley building on the left, Porter is the adjacent building. There is plenty of visitor parking at the top of the road. The entrance to 7 Porter is between the Crossey and Porter buildings, with both names on the door.



Approximate Gross Internal Area
861 sq ft - 80 sq m



GROUND FLOOR



FIRST FLOOR





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.