



10 Old Well Head, Halifax

Offers in Region of £165,000

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ESTATE AGENTS & LETTINGS



10 Old Well Head

Halifax, Halifax

Set to beautifully manicured gardens and enjoying far reaching views, yet within just a few hundred metres of the town centre, is this spacious first floor apartment in Well Head. We took the photographs with the sun shining down on us, and we really didn't want to leave the gardens. It really is a lovely feature of the properties, here. But it's not the only feature, of course. There's a far reaching view from the first floor upwards, and the first floor is where we're headed to number 10. The full width windows across the lounge and bedroom one really take advantage of the views, and it's a truly fabulous backdrop to life, here. The blocks are quite small, with each block of six apartments having its own entrance, and there is a communal drying room for those wishing to make use of the tumble driers in there. Step into the small lobby and leave your coat and shoes as you enter the central hallway. It sounds a bit grand, and the lounge will show you why... It's a great size, able to accommodate a fair amount of furniture, so downsizing might be a little easier when you come to live here. The kitchen is a nice size, not too big but offering plenty of work surface and cupboard space. There are two good sized bedrooms, both fitted with wardrobes, an extra study area (which could make a third bedroom) and a bathroom. Fittings are a little dated, so this gives you a great opportunity to create the home you really want.

Council Tax band: C

Tenure: Freehold

Small LOBBY

A small entrance which is ideal for keeping coats and shoes out of the way.

HALLWAY

A spacious central hallway which provides access to all other rooms. There are two useful cupboards, here: an airing cupboard and a storage cupboard.

LOUNGE

19' 7" x 14' 11" (5.97m x 4.55m)

A large living room with practically full width windows taking advantage of the far reaching views off into the distance and over the well manicured gardens. An electric fire is built into a fire surround.

KITCHEN

9' 9" x 8' 7" (2.98m x 2.61m)

Fitted with a range of base and wall units with matching drawers and worktops to tiled surrounds, incorporating a stainless steel sink unit with mixer tap.

BEDROOM ONE

13' 2" x 11' 1" (4.02m x 3.38m)

This good sized room is measured to the front of the fitted wardrobes which match the fitted drawers and dresser unit. Again this room really benefits from the views over the gardens and beyond into the distance.

BEDROOM TWO

11' 1" x 10' 5" (3.38m x 3.17m)

Another large double bedroom, again measured to the front of a full width range of wardrobes with a concealed vanity wash basin.

STUDY AREA

12' 9" x 6' 6" (3.88m x 1.97m)

Positioned to the end of the hall, separated by an archway, this useful space could be partitioned to create a third bedroom.

BATHROOM

Fitted with a pink three piece suite consisting of a low level WC, a wash basin and a bath which has a shower unit over. Walls are partly tiled and there is a heated towel rail.





COMMUNAL GARDEN

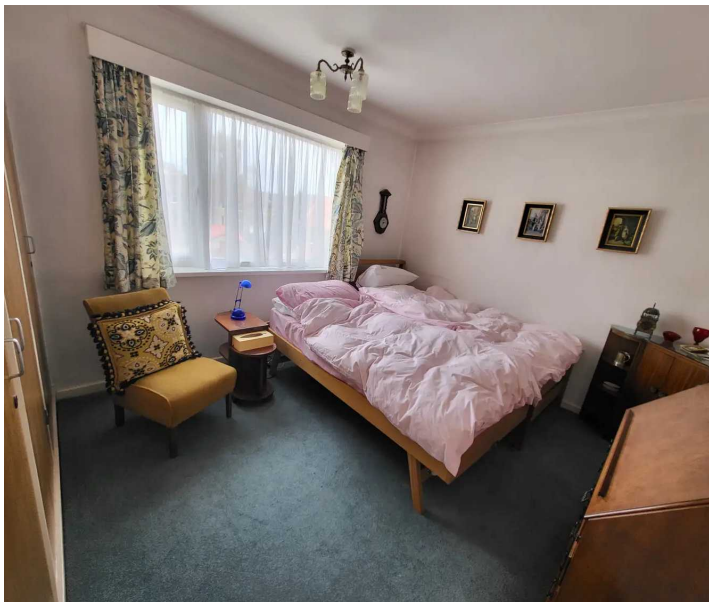
The large communal gardens are extremely well maintained, mainly lawned with feature flower beds and trees, screened from adjacent properties by fence and hedging. The views over the gardens and off into the distance beyond our, we feel, real features of this property.

Garage

The property has private parking in the form of a single garage set into the residents' garage block.

ADDITIONAL INFORMATION

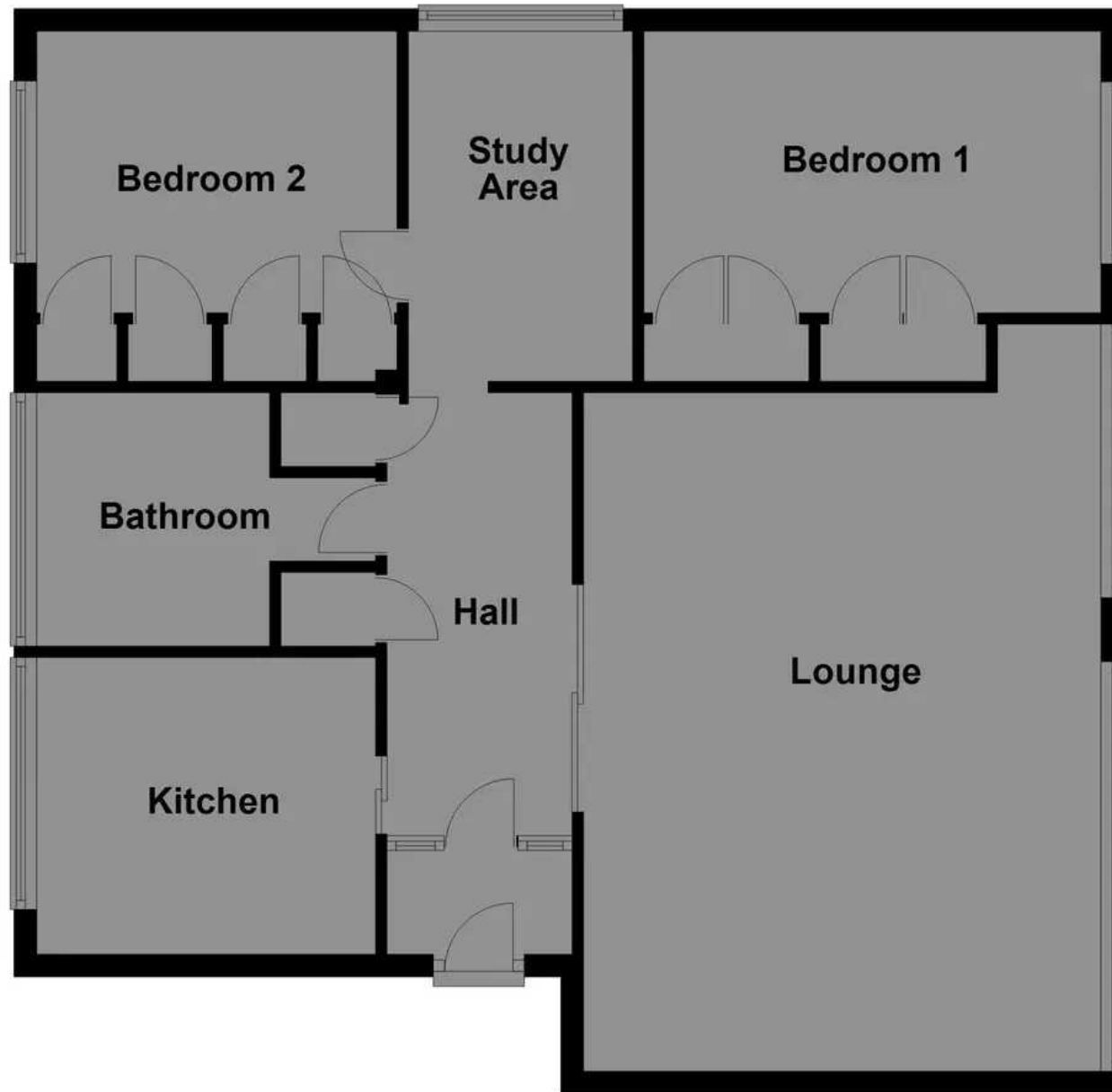
Calderdale Council Tax Band: C. Tenure: Freehold. The apartment owners own a share of the freehold, and the Residents' Management Company maintain the properties directly. Annual Service Charge: £850 for year to 31 October 2022.



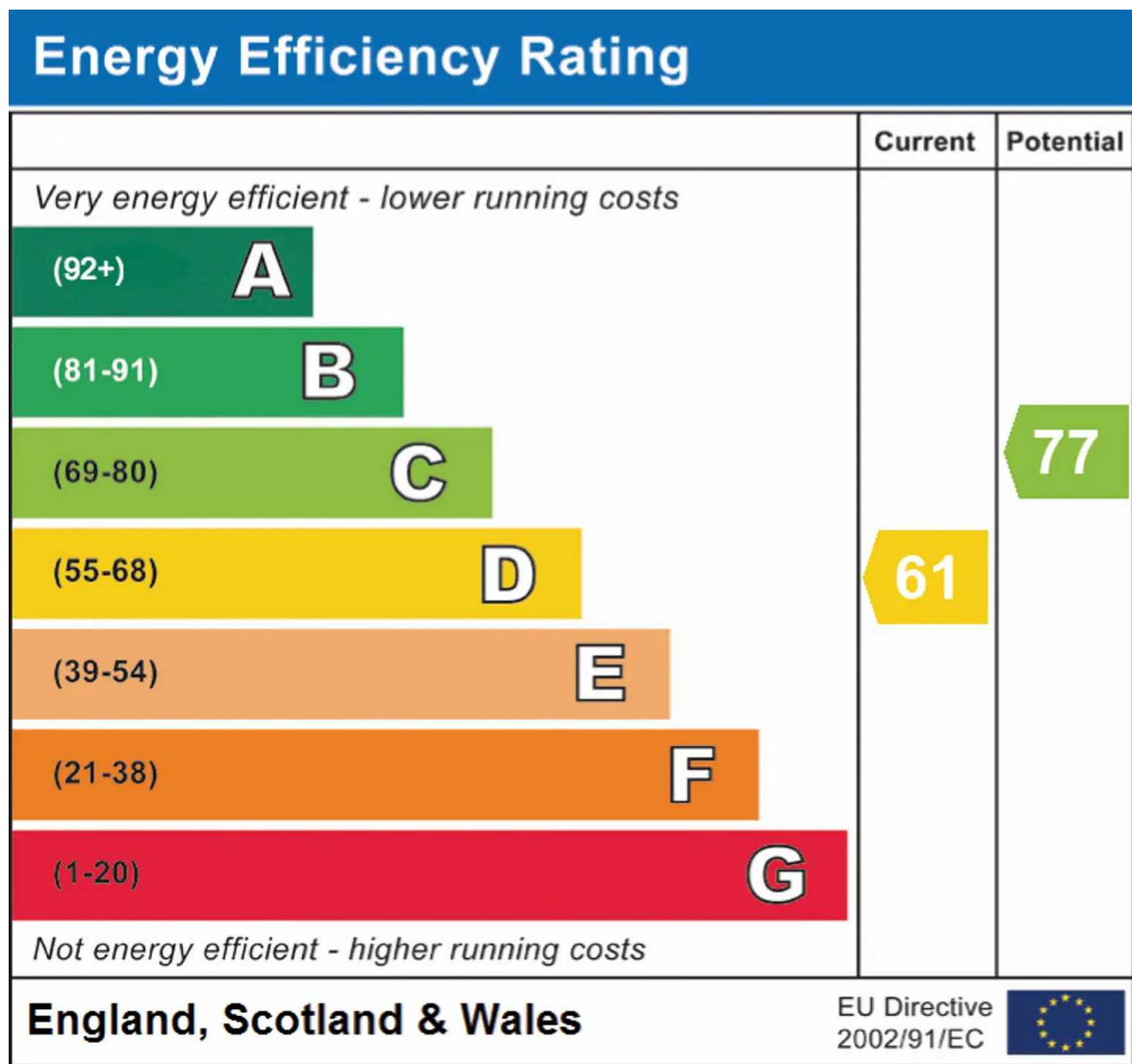




First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.



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