

Woodcroft Grange



Woodcroft Grange is a quality development of 18 apartments and 6 penthouses situated off Burnley Road, Halifax in an established popular residential area.

The provision of a swimming pool and sauna facility, and the situation being close to existing shopping facilities make this site particularly convenient for all ages.



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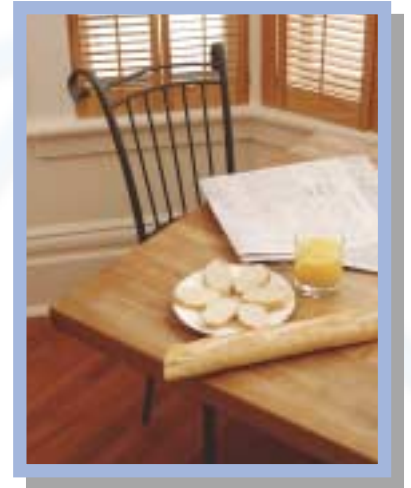
"APARTMENTS UNLIMITED"

**Woodcroft Grange
Burnley Road
Halifax
HX2 7LW**

General Specification:

- Swimming pool and sauna
- Video entry system to all apartments
- Lifts to all apartments
- Individual private balconies
- UPVC double glazed windows
- Gas central heating combination boiler and thermostatic controls to radiators
- Each apartment benefits from a private garage with automated door
- Full choice of bathrooms*
- Fitted kitchens with a range of appliances to customers choice*

* Allowances made within the cost of the apartment. Choice available subject to time scale.

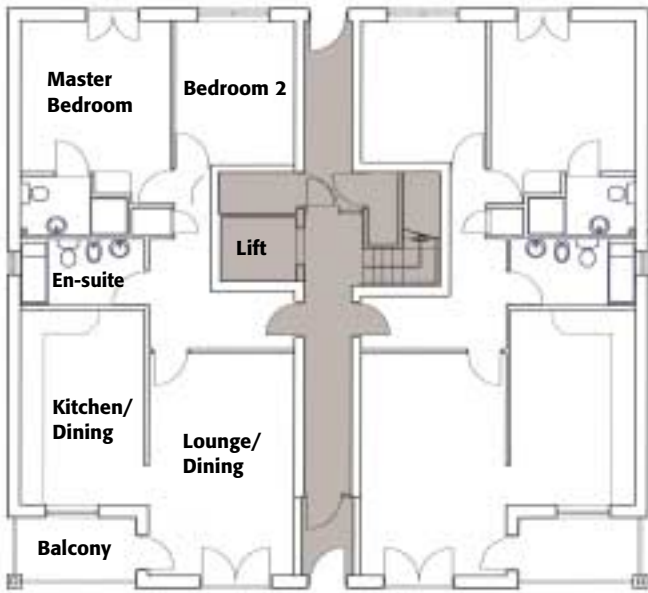


The Surrounding Area

Woodcroft Grange is a new development having ample garaging and parking facilities which is situated on the Burnley Road travelling towards Hebden Bridge. Crow Wood Park is within a few minutes walk and the traditional facilities of local shops, surgeries and Post Office are close by. There is a main bus route to the nearby town centres of Halifax and Sowerby Bridge, both of which have good rail connections to Manchester, Leeds and Bradford. The M62 is easily accessible.

The area is pleasantly residential and is surrounded by beautiful countryside which is attracting ever increasing numbers of tourists year by year.

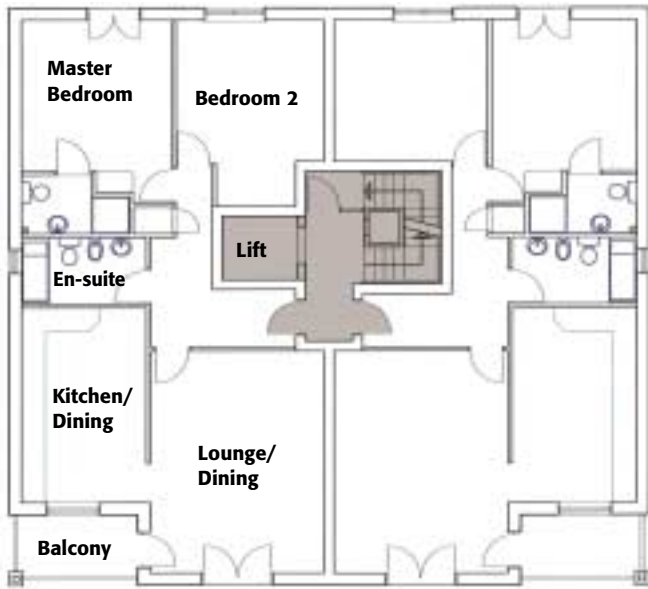
Ground Floor Layout Block 1 Approximate Dimensions



	Metres	Feet
LOUNGE/DINING	5.62 x 3.63	18.42 x 11.90
KITCHEN/DINING	4.92 x 3.12	16.13 x 10.22
BATHROOM	3.12 x 1.65	10.22 x 5.41
MASTER BEDROOM	3.79 x 3.76	12.43 x 12.33
EN-SUITE	1.45 x 1.73	4.75 x 5.69
	0.90 x 0.90	2.95 x 2.95
BEDROOM 2	3.60 x 2.98	11.81 x 9.77

Common Areas

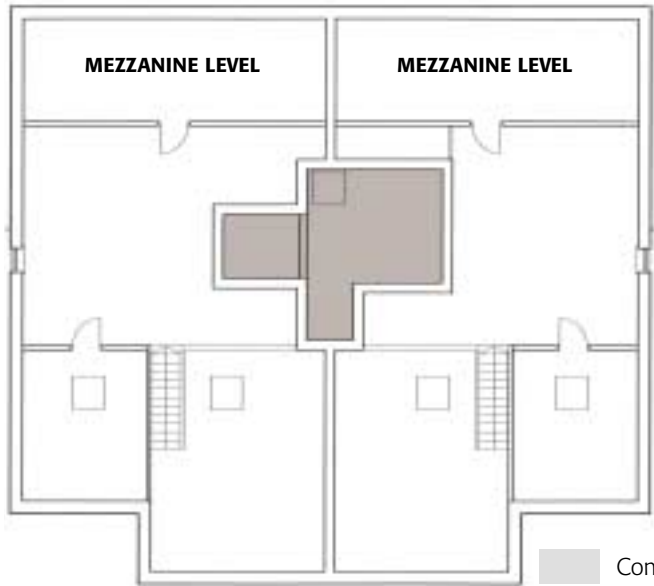
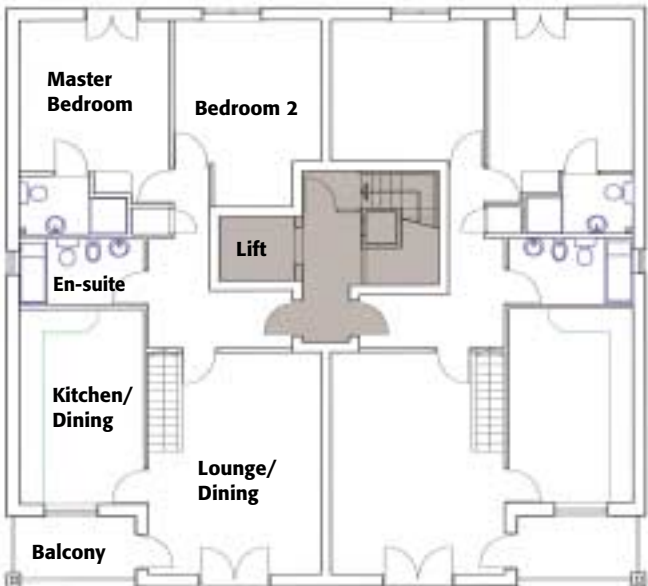
Typical Apartment layout Approximate Dimensions



	Metres	Feet
LOUNGE/DINING	5.62 x 4.35	18.42 x 14.28
KITCHEN/DINING	4.92 x 3.12	16.13 x 10.22
BATHROOM	3.12 x 1.65	10.22 x 5.41
MASTER BEDROOM	3.79 x 3.76	12.43 x 11.92
EN-SUITE	1.45 x 1.73	4.75 x 5.69
	0.9 x 0.9	2.95 x 2.95
BEDROOM 2	3.7 x 3.54	12.16 x 11.61

Common Areas

Typical Penthouse Apartment Approximate Dimensions



Common Areas

	Metres	Feet
LOUNGE/DINING	5.62 x 4.35	18.42 x 14.28
KITCHEN/DINING	4.92 x 3.12	16.13 x 10.22
BATHROOM	3.12 x 1.65	10.22 x 5.41
MASTER BEDROOM	3.79 x 3.76	12.43 x 11.92

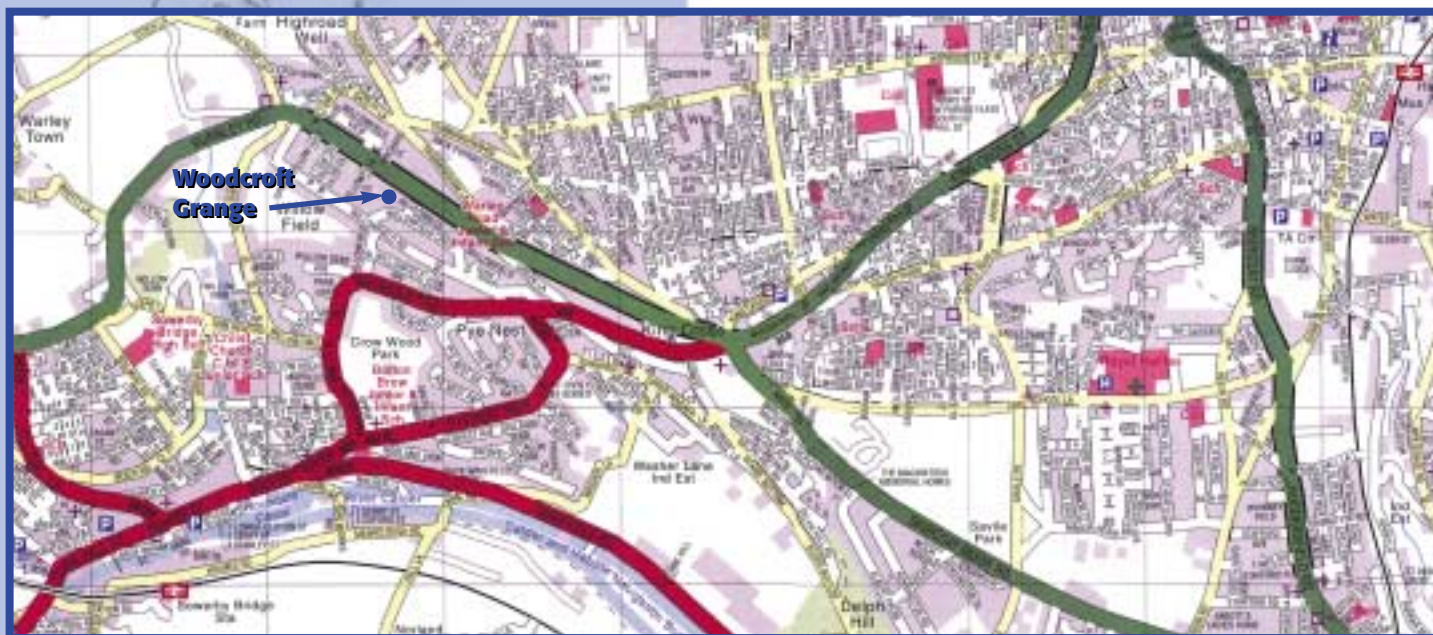
EN-SUITE	1.45 x 1.73	4.75 x 5.69
	0.9 x 0.9	2.95 x 2.95
BEDROOM 2	3.7 x 3.54	12.16 x 11.61
MEZZANINE LEVEL	5.70 x 4.80	18.7 x 15.7
	1.50 x 2.20	5 x 7.2
	2.30 x 2.20	7.5 x 7.2



View of the Ryburn Valley from Wainhouse Tower

How to find us

From the centre of Halifax take the A58 towards Sowerby Bridge. At the traffic lights at King Cross take the A646 Burnley Road where the site is located approximately half a mile along on the left hand side.



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Savile Park, Halifax

Every care has been taken to ensure the accuracy of the contents of this brochure. However, they cannot be guaranteed or form part of any contract and the developers reserve the right to alter or amend prices, plans, specifications and materials at any time without prior notification.

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