



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Boothroyds, 20 Halifax Road, Dewsbury, WF13 2NE



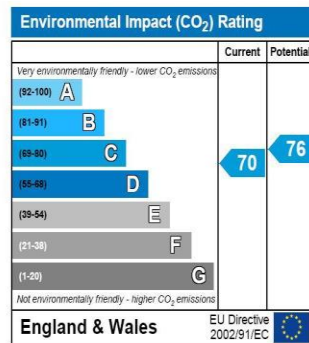
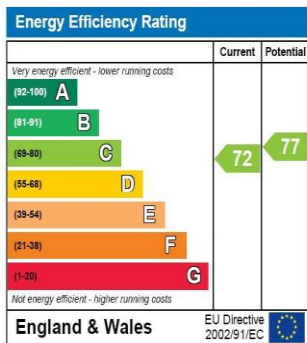
# Boothroyds, 20 Halifax Road, Dewsbury, WF13 2NE

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\*\*\*ATTENTION INVESTORS AND LANDLORDS \*\*\*

WOW a superbly presented GRADE TWO listed property is this two bedroom ground floor apartment in this highly regarded complex and conveniently located for Dewsbury town centre. Gated secure entry, allocated parking and within walking distance to Dewsbury hospital and train station. Why not look at this investment property which has been occupied and managed by Hunters since 2019 and gaining an annual rent of £6600, the property benefits its from on-site gym, sauna and with shared outside private terrace. Ideally suiting either a first time buyer or buy to let investor. The service charge for the property includes access to the on-site gym with sauna room, heating and hot water, buildings insurance, gardener and window cleaning. The service charge for the property is approximately £270 per calendar month. The remaining term of the lease is 981 years and the annual ground rent is £125.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**ENTRANCE HALL**

8.08m (26' 6") x 1.12m (3' 8") reducing to 0.84m (2' 9")

A wooden part glazed feature arch doorway opens into this spacious entrance hallway with storage cupboard housing the water tank and internal doors leading to all rooms. The entrance hall is finished with laminate wood effect flooring throughout.

**KITCHEN DINER**

4.39m (14' 5") x 4.14m (13' 7")

With a range of modern Cream base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, oven and electric hob with stainless steel extractor over and spaces for a freestanding washing machine and under counter fridge freezer. The kitchen diner has space for a large family dining table and chairs as well as large windows and is finished with laminate wood effect flooring throughout and has a TV point.

**BEDROOM ONE**

3.45m (11' 4") x 3.12m (10' 3")

This airy double bedroom has two large feature windows, built in mirrored double wardrobe and is finished with laminate wood effect flooring throughout.

**BEDROOM TWO**

4.57m (15' 0") reducing to 4.17m (13' 8") x 2.79m (9' 2")

This spacious bedroom is currently being used as an additional living room, which is neutrally decorated throughout with a pair of wooden fully glazed doors opening out to the communal terrace. The living room has a TV point, a useful storage cupboard and is finished with laminate wood effect flooring throughout.

**BATHROOM**

2.03m (6' 8") x 1.88m (6' 2")

With three piece White bathroom suite consisting of low level WC, hand wash basin and panelled bath with mixer tap and shower over. The bathroom has mosaic style part tiled walls and fully tiled flooring throughout.

**EXTERNAL**

The property benefits from an enclosed terrace which is shared with two other apartments. The property benefits from an allocated parking space for one vehicle and additional visitor parking is available.

The service charge for the property includes access to the on-site gym with sauna room, heating and hot water, buildings insurance, gardener and window cleaning. The service charge for the property is approximately £270 per calendar month.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01924 663222

**OPENING HOURS:**

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 2.00pm

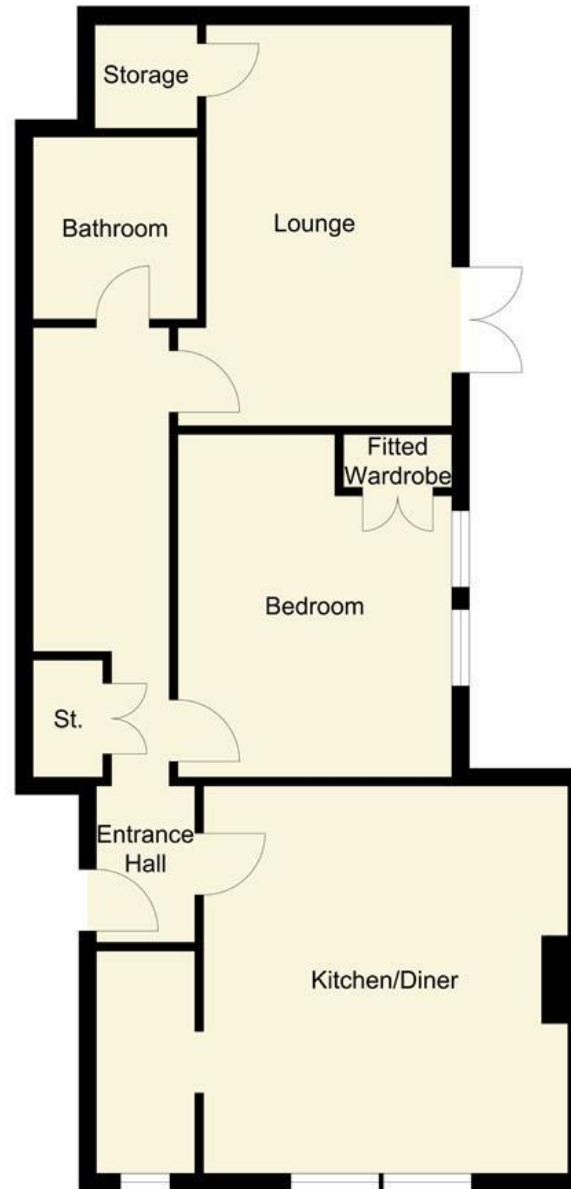
Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



**Boothroyds**



