



Regency Gardens, Mount Terrace, Pellon,

£50,000

****PUBLIC NOTICE - We are acting in the sale of the above property and have received an offer of £50,000 Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place****

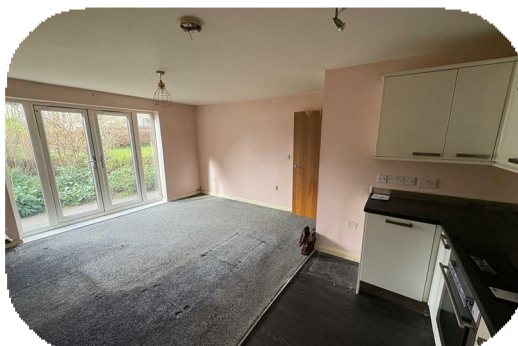
*** GROUND FLOOR FLAT * TWO BEDROOMS * COMMUNAL GARDENS * PARKING SPACE *
* CLOSE TO AMENITIES * EASY ACCESS TO HALIFAX TOWN CENTRE ***

This two bedroom ground floor flat would make an ideal purchase for a number of buyers.

Situated in a extremely convenient location which is within walking distance to ASDA supermarket, transport links and the local primary school. The property is also within a few miles from Halifax town centre.

Briefly comprises entrance hall, open plan lounge/kitchen, two bedrooms and bathroom.

To the outside there are communal gardens and allocated parking space.



Communal Entrance

Hallway

Open Plan Lounge/Kitchen

17'9 x 13'9 (5.41m x 4.19m)
Patio doors leading to communal gardens.

Bedroom One

12 x 9'9 (3.66m x 2.97m)
Double glazed window.

Bedroom Two

13' x 7'8 (3.96m x 2.34m)
Double glazed window.

House Bathroom

Three piece suite comprising of a panelled bath, low flush w/c and pedestal wash basin.

COUNCIL TAX

Band B.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

