

Peter David

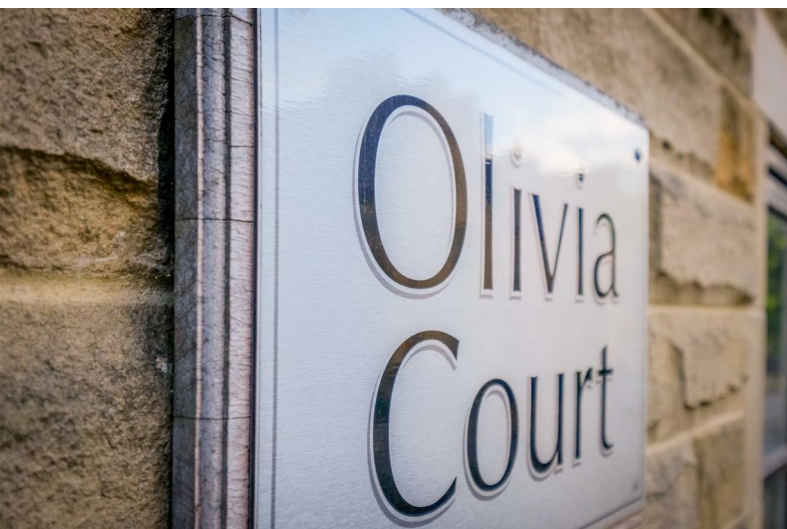
Properties Ltd

Residential Sales and Lettings



Chester Road, Boothtown

£95,000





Peter David are delighted to bring to the market this TWO BEDROOM apartment located in this pleasant courtyard location. The property would make an ideal first time buy or may be of interest to an investor.

Located in Boothtown, commuting is made easy by the regular bus services running through Boothtown to Bradford or Halifax and the M62 network is only 15 minutes drive away for those commuting to the larger cities of Leeds or Manchester. There are plenty of amenities and facilities nearby including shops, launderette, a post office and Halifax is within walking distance with all the facilities the town has to offer.

The internal accommodation briefly comprises of an entrance vestibule, lounge, kitchen, two bedrooms, shower room and store cupboard. The property also benefits from central heating throughout. Outside there is a communal car park and a garage.

- TWO BEDROOM APARTMENT
- GARAGE
- CENTRAL HEATING
- SOLD WITH NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CONVENIENT LOCATION
- EPC - C
- COUNCIL TAX BAND - A

Accommodation

Entrance vestibule

Lounge

10'0" x 15'5" (3.05 x 4.7)

A good size lounge with windows to both front and rear providing ample natural light and two central heating radiators.

Kitchen

6'0" x 7'8" (1.85 x 2.35)

With a range of matching wall and base units with complementary work surfaces and tiled splash back. Stainless steel sink with mixer tap, integrated electric oven, four ring gas hob. Space for a washing machine and under counter fridge freezer, wine rack and window.

Bedroom one

12'5" x 7'8" (3.8 x 2.35)

Double bedroom with mullion windows and a central heating radiator.

Bedroom two

7'9" x 7'8" (2.37 x 2.35)

Single bedroom with a mullion window and central heating radiator.

Shower room

8'1" x 4'9" (2.47 x 1.47)

With a large frosted window, and a white three piece suite which comprises of, a shower cubicle, pedestal wash hand basin and a low flush WC.

Garage

8'2" x 15'5" (2.5 x 4.7)

Lease Details

Ground rent £25

Service charges: Contribution towards the building insurance would be £200 per annum. There may also be a small contribution of around £150 per annum towards the maintenance of the common parts.

Years remaining on the lease 978

Directions

Please use post code HX3 6LN for sat nav directions.

PLEASE NOTE

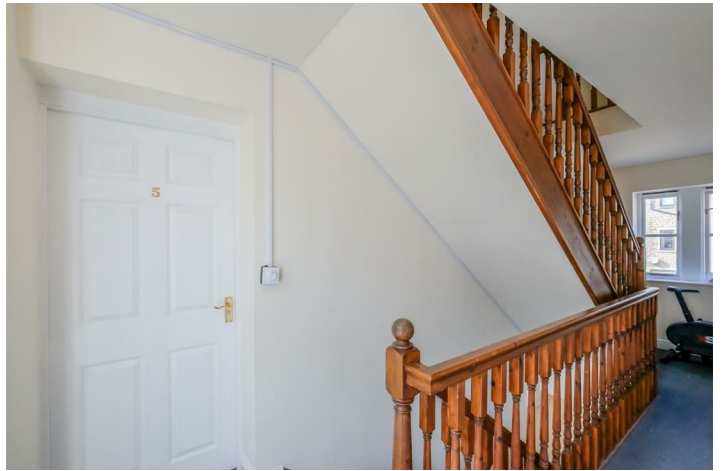
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



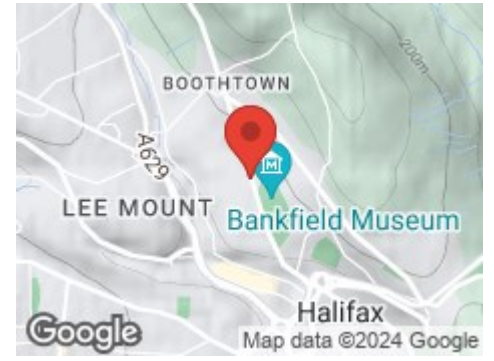
Road Map



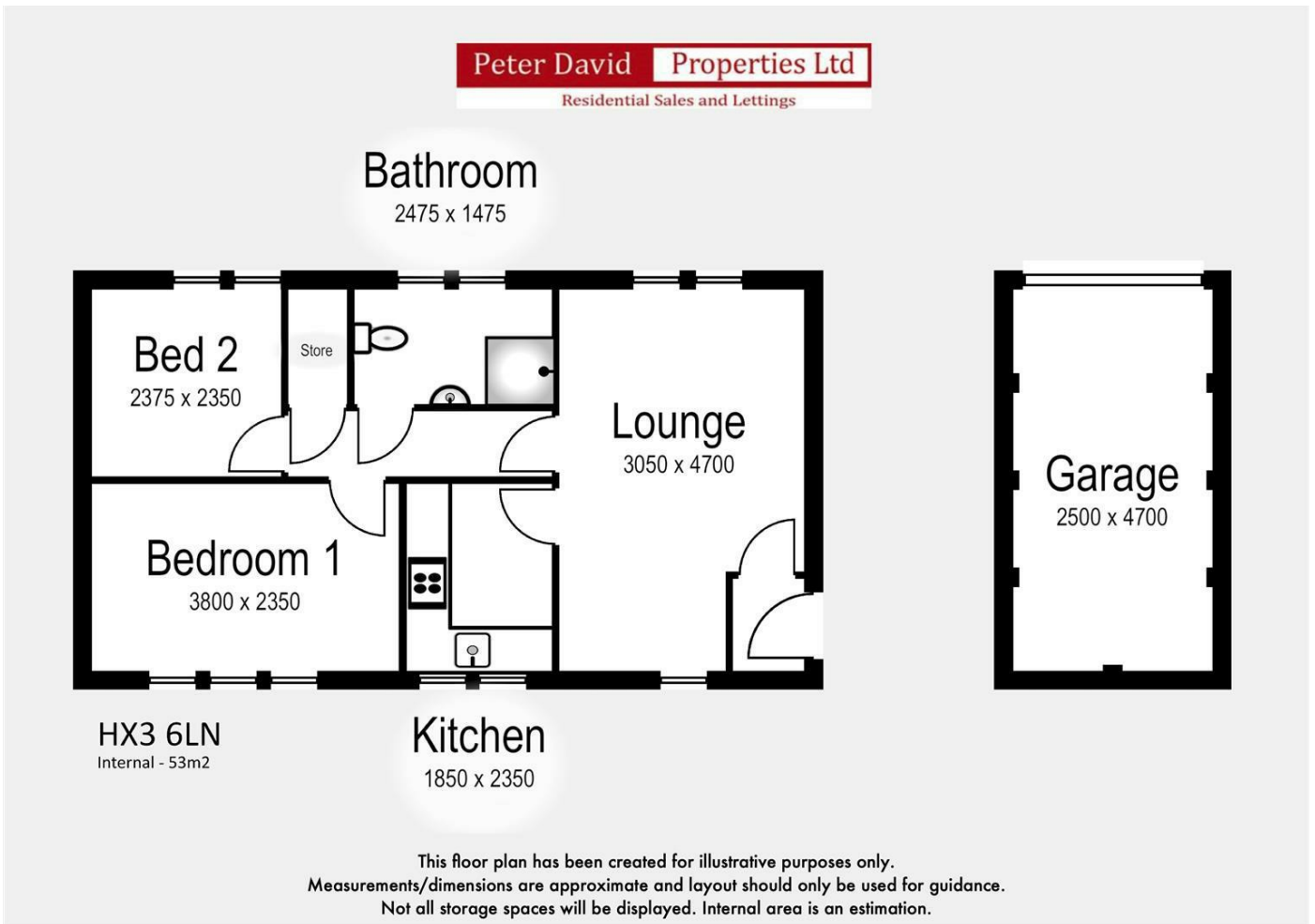
Hybrid Map



Terrain Map



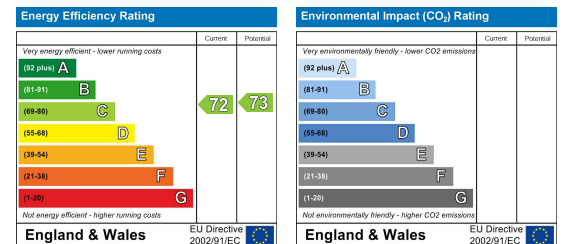
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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