

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Queensway,**

**£60,000**





Peter David are pleased to bring this TWO BEDROOM APARTMENT to the market, situated in this established residential area. With the added benefit of a garage. SOLD WITH A TENANT IN SITU - current rent £550pcm.

With electric heating and double glazing, the internal accommodation briefly comprises of an entrance hall with useful storage cupboards, open plan living room/kitchen with juliet balcony, two double bedrooms and family bathroom.

Located in Pellon, the property is conveniently situated close to local shops, schools and the local doctor's surgery and chemist. Halifax is a short drive away and bus services are frequent. Please direct any enquiry you may have to our sales team who will be happy to assist you.

- ATTENTION INVESTORS
- SOLD WITH A TENANT IN SITU
- TWO BEDROOMS
- GARAGE
- POPULAR LOCATION
- EPC RATING - TO FOLLOW
- COUNCIL TAX BAND - A

### Accommodation

#### Entrance hall

#### Lounge/ Kitchen

10'6" x 20'10" (3.22 x 6.37)

#### Bedroom one

10'0" x 10'10" (3.05 x 3.32)

#### Bedroom two

6'6" x 10'10" (2 x 3.32)

#### Bathroom

6'10" x 6'4" (2.1 x 1.95)

### Lease details

Years remaining on the lease - 980 Years

Ground rent - £150 per annum

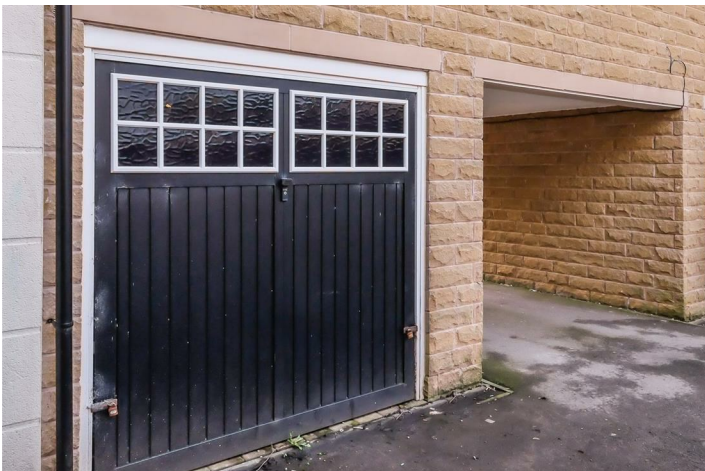
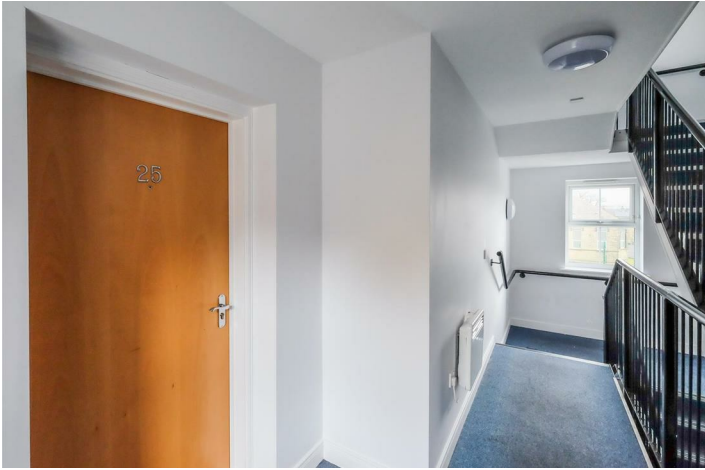
Service charges - £1908.26 per annum

### Directions

Please use post code HX1 4RN for sat nav directions.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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



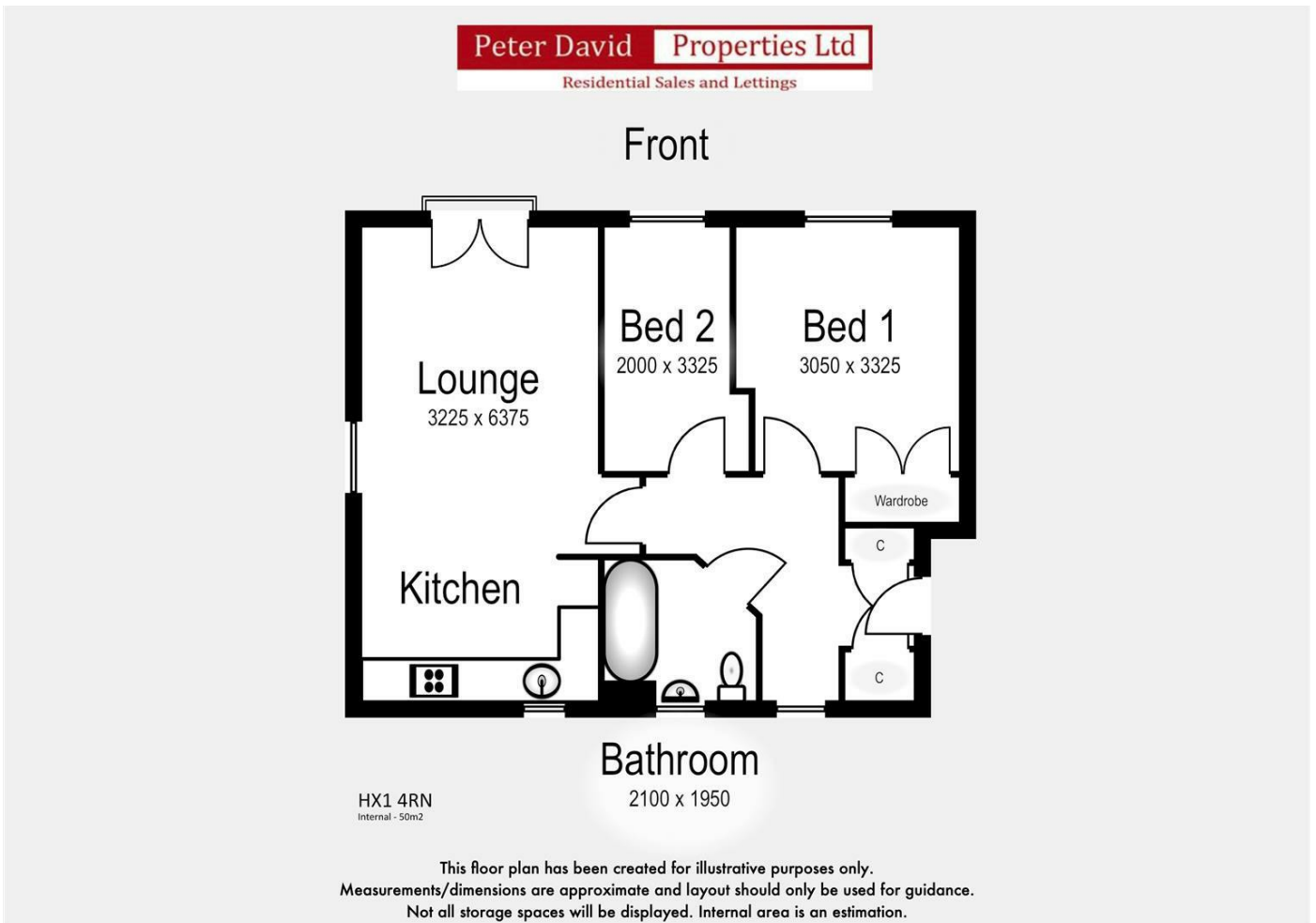
## Hybrid Map



## Terrain Map



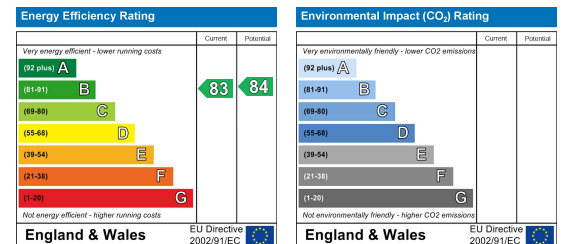
## Floor Plan



## 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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)