

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Charlotte Close,**

**£105,000**





Peter David Properties are delighted to bring to market this superb GROUND FLOOR, ONE BEDROOM APARTMENT in this prestigious development.

Previously the original Halifax Royal Infirmary this development is full of Victorian character. This ground floor apartment comprises of a hallway, store cupboards, large lounge, kitchen with integrated fitted appliances. Large double bedroom and bathroom with shower over bath. Electric heating throughout. Allocated parking.

- ONE BEDROOM, GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE
- LARGE DOUBLE BEDROOM
- POPULAR DEVELOPMENT
- ALLOCATED PARKING
- EPC RATING - D
- COUNCIL TAX BAND - B

## Accommodation

### Entrance hall

### Lounge

14'7" x 19'6" (4.45 x 5.95)

A spacious lounge with two electric heaters, two large windows and two useful storage cupboards.

### Kitchen

10'11" x 7'10" (3.35 x 2.4)

With a range of matching wall and base units with complementary work surfaces, tiled splash back, stainless steel sink and drainer, integrated fridge freezer and dish washer. Ceramic hob, intergraded electric oven and grill, stainless steel extractor hood.

### Bedroom one

10'4" x 15'8" (3.17 x 4.8)

A good size double bedroom with an electric heater and large window.

### Bathroom

5'7" x 7'6" (1.72 x 2.3)

Partly tiled with a white three piece suite which comprises of a shower over the bath, pedestal wash hand basin and a low flush WC.

### Directions

Please use post code HX1 2NY for sat nav directions.

### Lease details

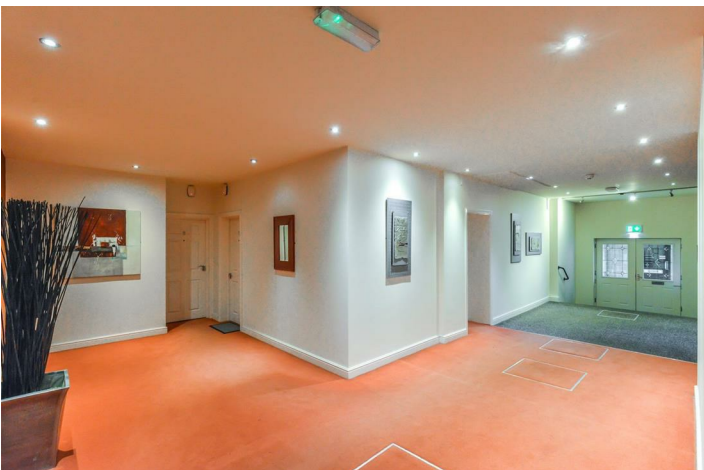
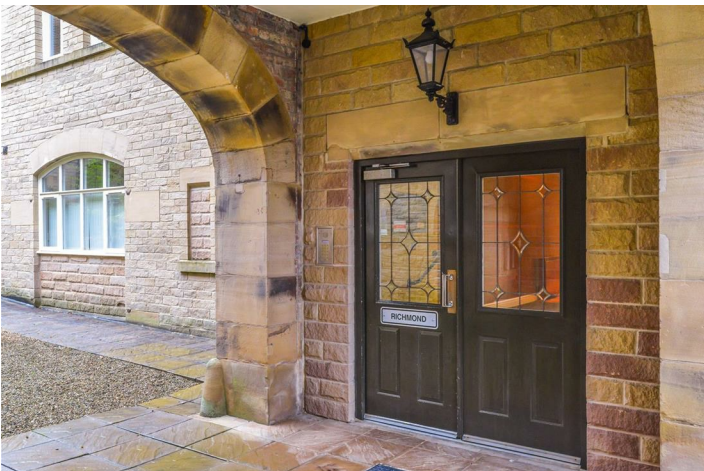
Years remaining on the lease - 975

Ground rent - £150 per annum

Service charges - £1810.14 per annum

### 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



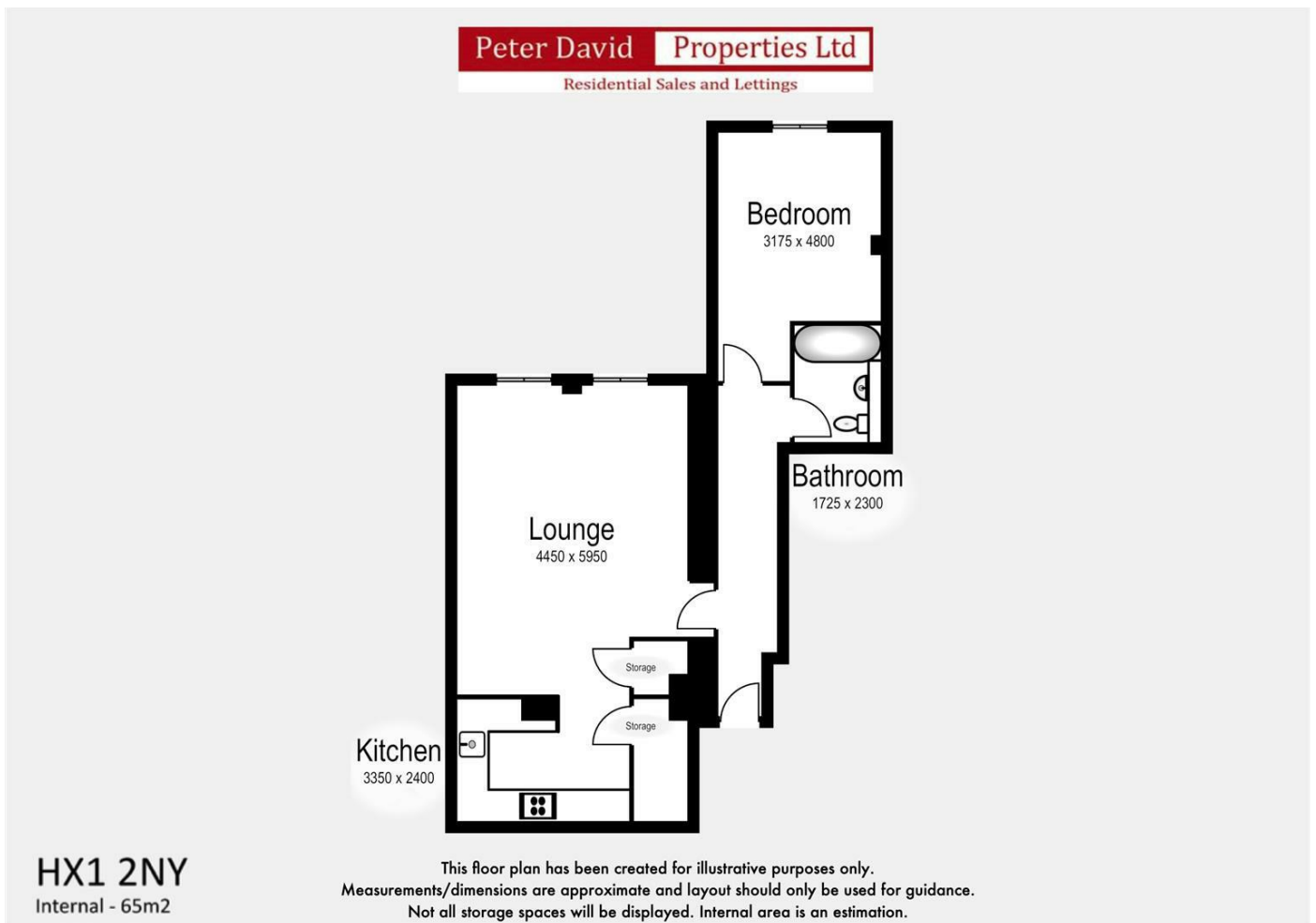
## Hybrid Map



## Terrain Map



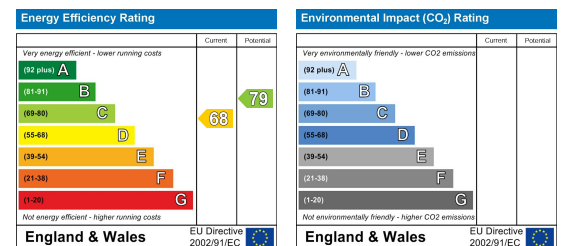
## Floor Plan



## 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.

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