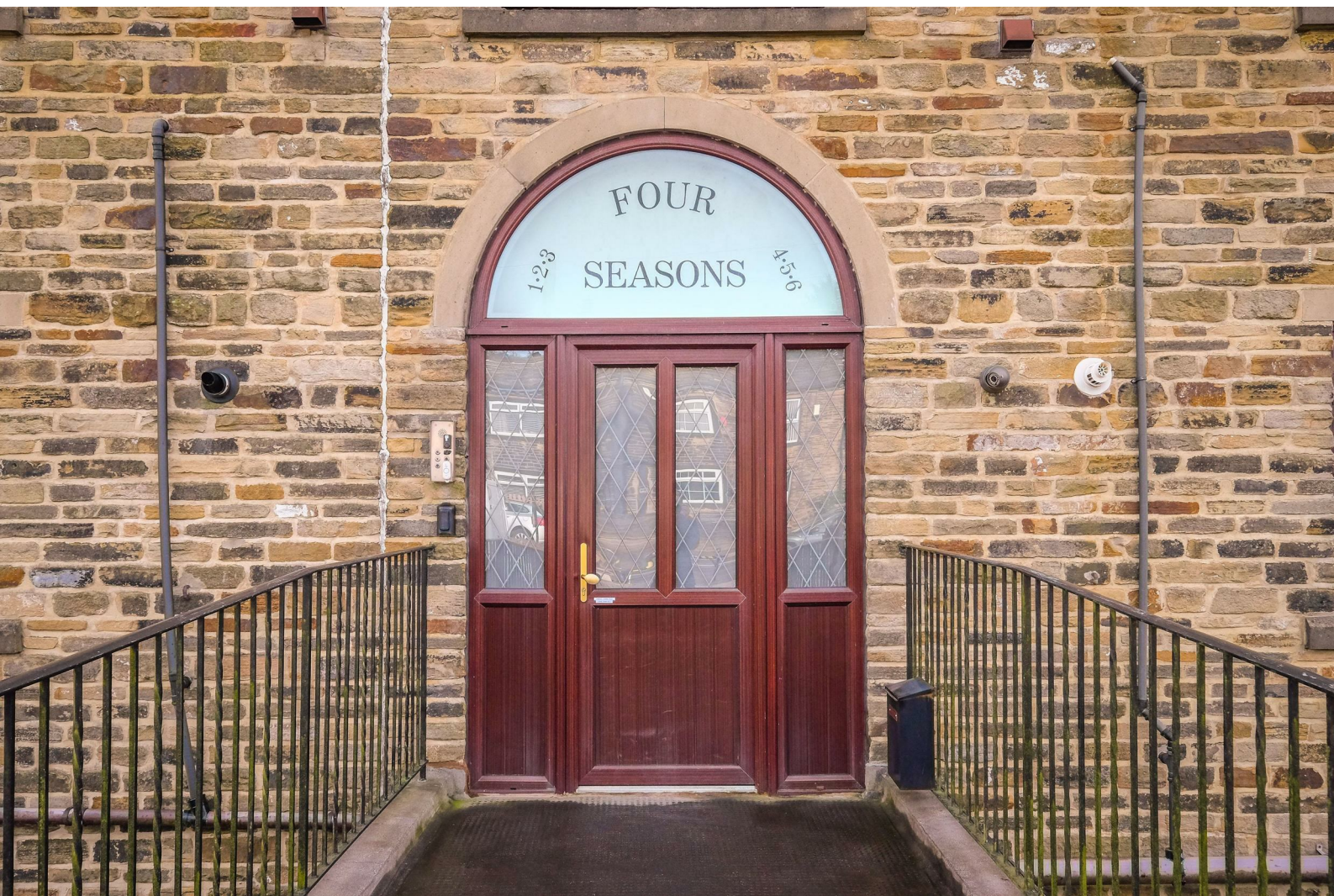


Peter David

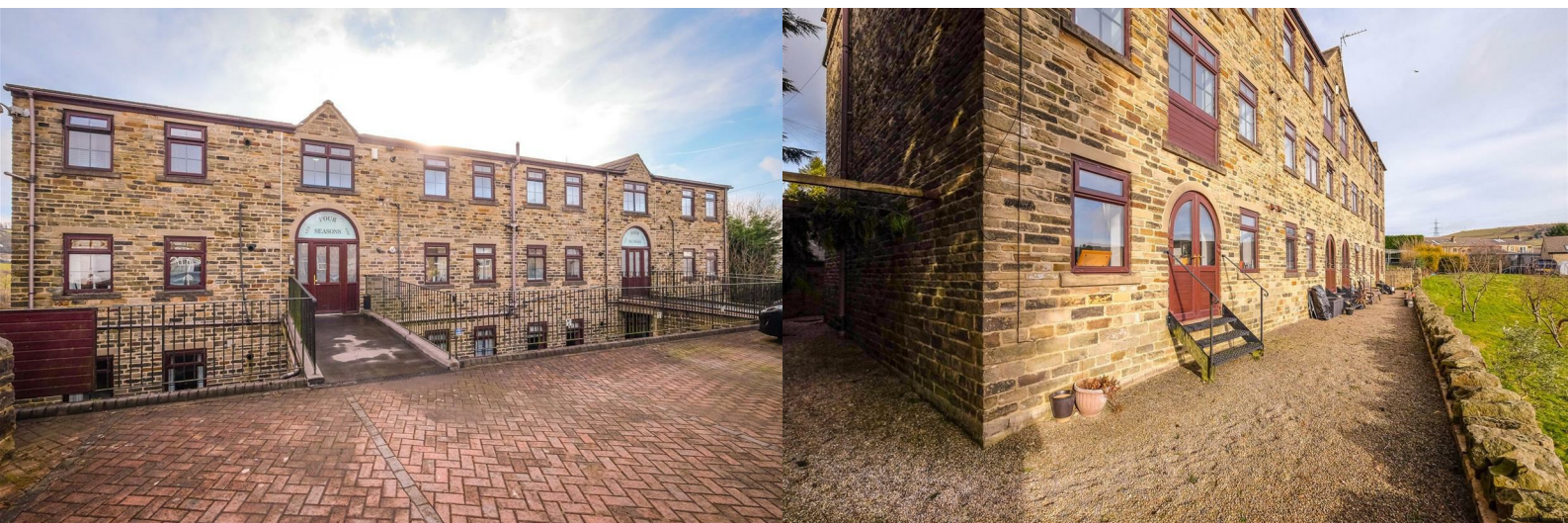
Properties Ltd

Residential Sales and Lettings



Bradshaw Lane, Bradshaw

£105,000





Nestled in the picturesque village of Bradshaw, Halifax, this charming ground floor apartment offers a delightful living experience. With one spacious reception room, one well-appointed double bedroom and bathroom, this flat is perfect for individuals or couples seeking a comfortable home.

One of the standout features of this property is its outstanding south-facing views that stretch down the valley, providing a serene backdrop for everyday living. Imagine enjoying your morning coffee while taking in the beauty of the surrounding landscape. The apartment is designed for convenience, boasting easy access with no stairs, making it an ideal choice for those who require single floor living.

Residents will appreciate the dedicated car park, ensuring that parking is never a concern. Additionally, the property falls under Council Tax Band A, making it an economical choice for potential buyers or renters.

This flat is not just a home; it is a sanctuary that combines comfort, accessibility, and stunning views in a desirable location. Whether you are looking to invest or seeking a new place to call home, this apartment in Bradshaw is certainly worth considering.

- SOUTH FACING GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- CAR PARK FOR RESIDENTS. ALLOCATED PARKING SPACE.
- EASY ACCESS IDEAL FOR RETIRED OR CLIENTS NEEDING FLAT ACCESS
- OUTSTANDING FAR REACHING VIEWS
- NO UPWARD CHAIN
- COUNCIL TAX BAND A
- EPC RATING C

Accommodation

Entrance hallway

Lounge/kitchen/dining

20'0" x 17'1" (6.10 x 5.22)

Utility cupboard

Double bedroom

12'4" x 9'2" (3.77 x 2.80)

Bathroom

6'8" x 5'7" (2.05 x 1.72)

External

Car park for residents. Apartment has one allocated parking space and there is visitor parking available. Outside communal seating.

Lease details

999 years from 2002. Years remaining 976. £150.00 Ground rent per annum, £1350 Management fees per annum.

Directions

Please use the postcode HX2 9UA 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

Peter David Properties

Front

Bedroom
3775 x 2800

Wardrobe

Bathroom
2050 x 1725

Utility/Cupboard

Lounge/Kitchen
6100 x 5225

C

HX2 9UA

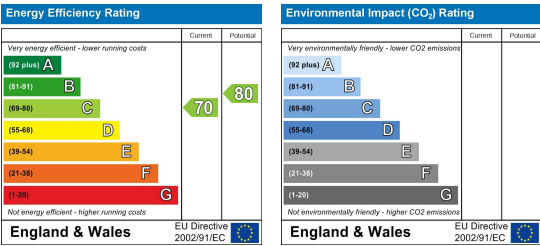
Internal - 51m2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.