

# Peter David

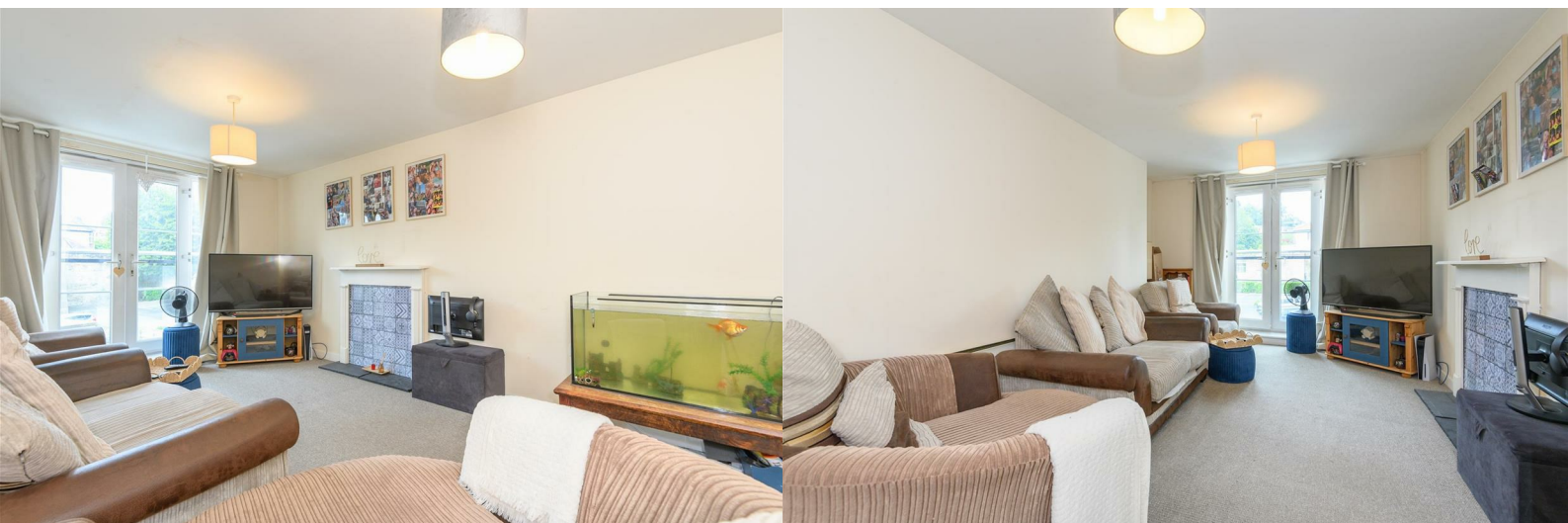
# Properties Ltd

Residential Sales and Lettings



## The Hub, Caygill Terrace

£112,000







Nestled in the heart of Halifax, this charming apartment at The Hub on Skircoat Road offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms and two bathrooms, this property is ideal for both first-time buyers and those seeking a promising investment opportunity.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The property has secure allocated parking for one vehicle plus visitor parking available, adding to the ease of living in this bustling town centre.

One of the standout features of this apartment is its proximity to the town centre, allowing residents to enjoy a vibrant lifestyle with shops, cafes, and amenities just a short stroll away including the historic Piece Hall. Additionally, the property benefits from easy access to the M62 network, making commutes to larger cities such as Manchester and Leeds both quick and convenient.

With an Energy Performance Certificate rating of B, this apartment not only offers a stylish living space but also promotes energy efficiency, making it a wise choice for environmentally conscious buyers.

Whether you are looking to make your first step onto the property ladder or seeking a lucrative investment, this apartment at The Hub presents an excellent opportunity in a desirable location.

- MODERN TWO BEDROOM TWO BATHROOM APARTMENT
- EASY WALKING DISTANCE TO HALIFAX CENTRE
- ALLOCATED PARKING SPACE PLUS VISITOR PARKING
- POTENTIAL INVESTMENT OPPORTUNITY OR FIRST TIME BUYER
- EASY LOCK UP AND LEAVE ACCOMMODATION
- M62 NETWORK A SHORT 10 MINUTE DRIVE
- EPC BAND B
- COUNCIL TAX BAND B

## Accommodation

### Entrance hallway

### Kitchen/Living room

25'2" x 10'10" (7.69 x 3.31)

### Bedroom

12'0" x 7'10" (3.66 x 2.39)

### Bedroom

12'7" x 7'11" (3.86 x 2.43)

### Shower room

### Bathroom

6'5" x 6'0" (1.98 x 1.85)

### External details

Allocated parking space in the secure residents car park and visitor parking is available.

### Lease details

Service charge is 83.38 per month. Ground rent around £260 a year. Lease is 250 years from 1st Jan 2007.

### 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

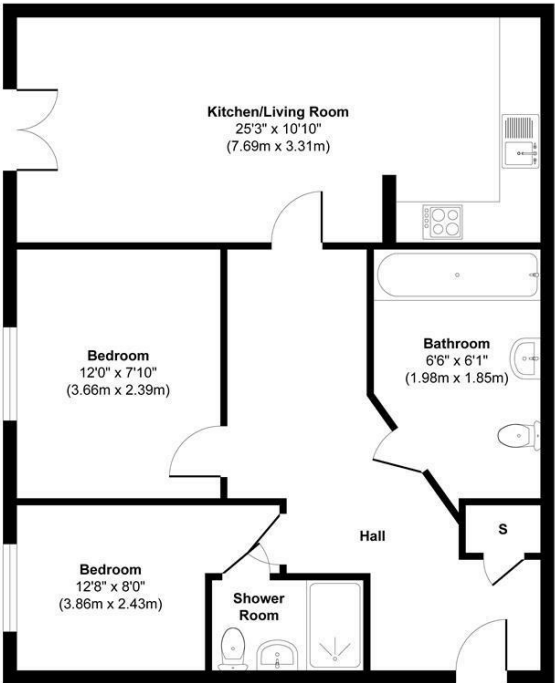


Terrain Map



Floor Plan

25, The Hub, Caygill Terrace, Halifax, HX1 2NF



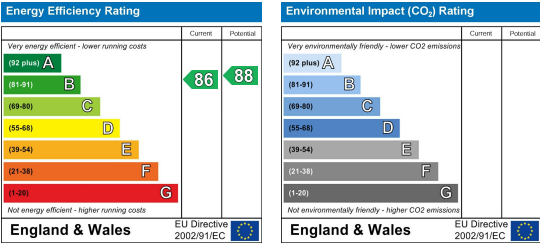
Floor Plan

Approx. Gross Internal Floor Area 794 sq. ft / 73.82 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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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