



West Parade Flats, Halifax HX1 2TD

welcome to

West Parade Flats, Halifax

A one-bedroom flat in Halifax which would be ideal for a property investor. Situated in the Town centre close to local amenities and transport links!
Call now to book your viewing and avoid disappointment!



Entrance Hall

The Entrance hall comprises of carpet flooring, ceiling light point.

Lounge/Kitchen

23' 10" x 10' 6" (7.26m x 3.20m)

The lounge benefits from carpet flooring and window to the rear elevation. The Kitchen comprises of laminate flooring, ceiling light point, UPVC double glazed window to the front elevation, wall and base units, wooden work top over, stainless sink and drainer, electric oven and hob with extractor over.

Bedroom

15' x 8' 2" (4.57m x 2.49m)

The bedroom comprises of carpet flooring, ceiling light point, UPVC double glazed window to the rear elevation.



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West Parade Flats, Halifax

- ONE BEDROOM FLAT
- IDEAL FOR INVESTORS
- HALIFAX TOWN CENTRE
- WELL PRESENTED
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113571 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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