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## Lambert Street, Greetland, Halifax

Offers Over £140,000 Leasehold

Two Bedroom Lower Ground Floor Apartment

EPC Rating: C







Lambert Street  
HX4

**Key features:**

- Two Bedroom Apartment
- Open Plan Lounge With Dining Area
- Allocated Parking
- Two Double Bedrooms
- Private Entrance
- Available With Tenant-in-Situ Paying £750PCM
- Leasehold Years Remaining: 121 Years
- Service Charges Annual: £480



**Why you'll like it**

Two Bedroom Apartment lower ground floor apartment in the popular Greetland area of Halifax with private entrance. For sale either vacant or tenant-in-situ. Benefitting from; Open plan living, two double bedrooms and allocated parking to the rear. Viewing is essential!

Available with sitting tenant, current rental income £750 PCM

West Vale is a village in Calderdale, West Yorkshire, England. The village falls within the Greetland and Stainland parish of the Calderdale Council. It is 2.5 miles (4.0 km) south of Halifax, 2 miles (3.2 km) west of Elland and 4 miles (6.4 km) north-west of Huddersfield. West Vale is situated directly east of Greetland and is primarily based around Rochdale Road, Saddleworth Road and Stainland Road. These roads form a triangle within West Vale.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

LOUNGE/KITCHEN/DINER 19' 4" x 12' 9" (5.9m x 3.9m) Open plan with ample space for dining table, carpet flooring and two windows providing ample natural light Integrated kitchen appliances including; oven, hob, microwave and fridge/freezer

HALL

BEDROOM ONE 10' 5" x 9' 10" (3.2m x 3m) Large double bedroom with carpet flooring and window to the rear

ENSUITE 7' 2" x 6' 2" (2.2m x 1.9m) Modern suite comprising; WC, hand wash basin and shower cubicle

BEDROOM TWO 7' 10" x 12' 9" (2.4m x 3.9m) Second double bedroom with carpet flooring and window to the rear

BATHROOM 7' 10" x 6' 2" (2.4m x 1.9m) Modern family bathroom comprising; WC, hand wash basin and shower over bath with tiled walls

TO THE OUTSIDE Allocated parking to the rear

