



Flat 3, 4 Beverley Place, Boothtown, HX3 6LR

£135,000

**bramleys**



MODERN DUPLEX APARTMENT WITH 3 DOUBLE BEDROOMS, flexible accommodation over two levels. Situated with good access to Halifax Town Centre the property is centrally heated and double glazed and has accommodation briefly comprising communal entrance door to personal entrance door, hallway, lounge, dining kitchen with appliances including four ring gas hob, electric oven and extractor, double bedroom and house bathroom. To the second floor are two further double bedrooms and shower room. Outside there is a parking space.



### Entrance Hallway

Having a double glazed window, two central heating radiators and two storage cupboards.

### Lounge:

18'9" x 13'8" (5.72 x 4.17)

Being of generous proportions and having two double glazed windows and a central heating radiator.

### Breakfast kitchen:

13'0" x 12'6" (3.96 x 3.81)

Having wall and base units with working surfaces over, there is a breakfast bar, 1 1/2 stainless steel sink with side drainer and mixer tap, a wall mounted boiler, space and plumbing for automatic washing machine, 4 ring gas hob with cooker hood over and oven beneath, two double glazed windows and a central heating radiator.

### Bedroom Three:

13'4" x 9'4" (4.06 x 2.84)

Having a double glazed window and a central heating radiator.

### Bathroom:

Comprising of a three piece suite incorporating a bath with shower over, low flush WC and a hand wash basin. There is a central heating radiator and a double glazed window.

### FIRST FLOOR:

#### Landing Area:

Having a useful storage cupboard.

#### Bedroom One:

12'0" x 12'0" with reduced head height (3.68 x 3.66 with reduced head height)

Having two Velux windows and a central heating radiator.

#### Bedroom Two:

12'4" x 12'2" with reduced head height (3.76 x 3.73 with reduced head height)

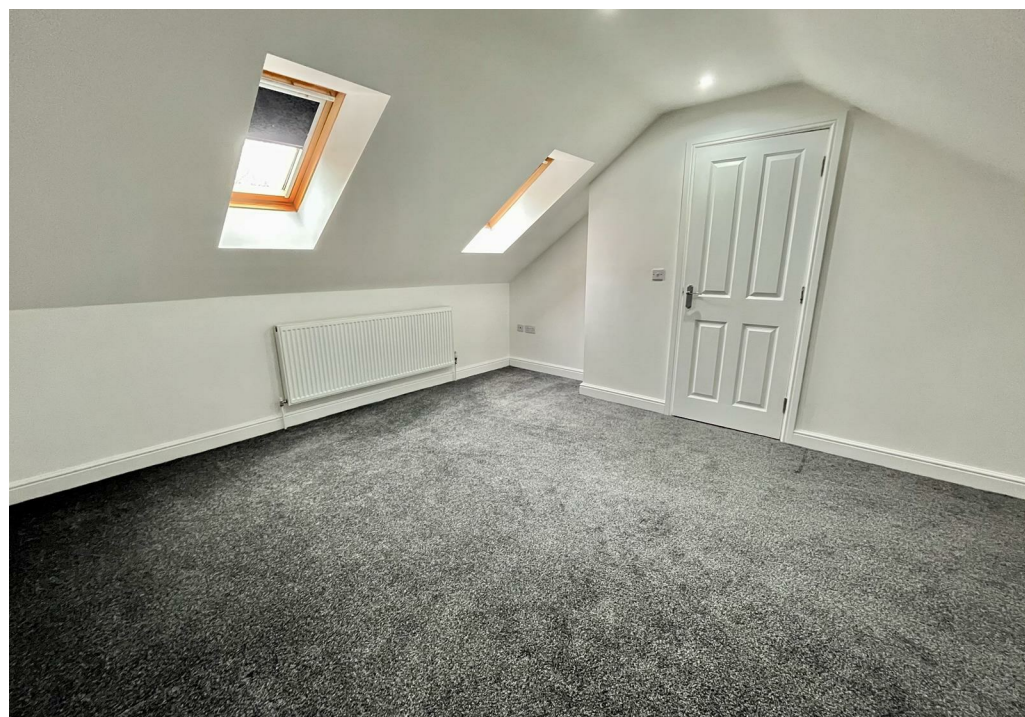
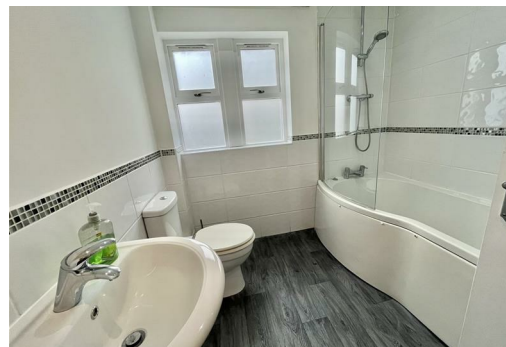
Having two velux windows and a central heating radiator.

#### Shower Room:

3 piece suite in white comprising shower cubicle, wc and sink unit.

### OUTSIDE:

Parking space



### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Halifax via Boothtown Road (A647). Proceed past the Bankfield Museum and the parade of shops, Beverley Place can be found as a turning to the left after a short distance. The property can be found towards the end of the road after bearing to the right.

### TENURE:

Please Note: The developers of Beverley Place have informed us that once the site is complete, they will transfer the freehold title to the management company and the shares in the management company will be passed on to the apartment owners on an equal basis. In this way the apartment owners will control both the freehold title and the management company. By owning the management company, the apartment owners will then control the running of the site, including the expenditure on it and the setting and collection of the service charge.

All prospective purchasers are advised to take legal advice to satisfy any queries regarding this.

### COUNCIL TAX BAND:

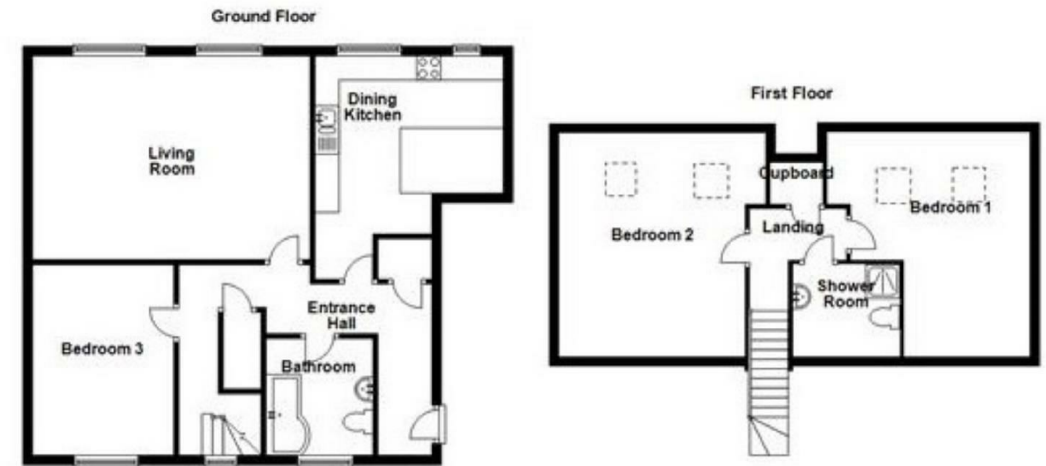
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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) A			
(81-111) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	