

Peter David

Properties Ltd

Residential Sales and Lettings



Heathfield Grange Elland Lane

Elland, HX5 9EU

£99,950



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Peter David Properties are pleased to present to the open market this two bedroom, first floor apartment, situated in the convenient location of Elland. The property benefits from excellent local amenities and good transport links into Halifax and Huddersfield - including motorway access. Internally, the property comprises: an entrance hallway, living room, kitchen, two double bedrooms and a bathroom. Please contact Peter David Properties to book your viewing today.

Please note: This is a corporate sale and the property will remain on the market until exchange of contracts.

All services/appliances have not and will not be tested.

Peter David Properties are now in receipt of an offer for the sum of £97,000 for Apartment 14, Heathfield Grange, Elland Lane, Elland, West Yorkshire, HX5 9EU.

Anyone wishing to place an offer on the property should contact Peter David Properties, 102, Commercial Street, BRIGHOUSE, West Yorkshire, HD6 1AQ, 01484 719191 prior to exchange of contracts.

Entrance Hall

Providing access to the first floor accommodation.

Living Room

A spacious living room, with French doors and Juliet balcony, providing lovely views to the rear of the property. The balcony area benefits from space for a small seating area.

Kitchen

Fitted with wood effect wall and base units, worktops, tiled splashbacks and stainless steel sink and drainer. The kitchen has an integral oven, electric hob, extractor fan and space for freestanding appliances. With a window to the side of the property.

Bedroom One

A good sized double bedroom, with a window overlooking the front of the property.

Bedroom Two

A second double bedroom, with a window to the rear of the property.

Bathroom

This part tiled bathroom comprises: a WC, hand basin, bath with shower head and chrome heated towel rail.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HX5 9EU.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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 Ltd
Residential Sales and Lettings

1st Floor

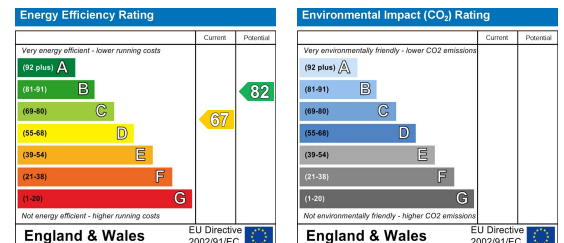
TOTAL APPROX. FLOOR AREA 74.9 SQ.M. (806 SQ.FT.)

Measurements and layout for guidance only.
All storage spaces may not be displayed.

Viewing

Please contact us on 01484 719191 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.

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