

Peter David

Properties Ltd

Residential Sales and Lettings



5a - 5d Briggate

Elland, HX5 9HG

£300,000



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£300,000



***** Attention Investors *** FOUR SEPARATE FLATS FOR SALE *****

A fantastic investment opportunity for those looking to expand their property portfolio.

Situated in an ideal location with easy access to transport links and amenities, this property is sure to attract both tenants and buyers alike. The two first-floor apartments each come with their own garage and parking space, providing convenience and security for residents.

In addition, the two ground floor bedsits offer a cosy and comfortable living space for those seeking a more compact accommodation option. Whether you are looking to rent out all four flats or live in one and rent out the others, the possibilities are endless with this versatile property.

All four flats have separate utilities. Two are currently tenanted with two being vacant.

Don't miss out on the chance to own a property with such great potential for rental income and capital growth. Contact us today to arrange a viewing and discover the endless possibilities that this property on Briggate, Elland has to offer.

Flat A

Accessed from the front of the property through a UPVC Door - A shared entrance with flat B leads upstairs to the first floor accommodation. On the ground floor there is a covered parking space which leads onto a garage.

On the first floor there is a living room with a Juliet balcony. The kitchen has ample worksurface and storage space, room for a washing machine, oven and sink, as well as a breakfast bar. The bathroom has a sink, shower and W/C.

On the second floor there is a bedroom with velux window.

EPC- Current 74 C- Potential 77 C

Flat B

A mirror image of flat A - the flat is accessed from the front of the property through a UPVC Door - A shared entrance with flat A leads upstairs to the first floor accommodation. On the ground floor there is a covered parking space which leads onto a garage.

On the first floor there is a living room with a Juliet balcony. The kitchen has ample worksurface and storage space, room for a washing machine, oven and sink, as well as a breakfast bar. The bathroom has a sink, shower and W/C.

On the second floor there is a bedroom with velux window.

EPC - CURRENT 75 C - POTENTIAL 75 C

Flat C

A self contained ground floor annexe accessed to the rear of the property with an open living space with kitchenet and separate bathroom.

EPC - CURRENT 72 C - POTENTIAL 84 B

Flat D

A mirror image of Flat C - Flat D is a self contained ground floor annexe accessed to the rear of the property with an open living space with kitchenet and separate bathroom.

EPC - CURRENT 65 D - POTENTIAL 80 C

Directions

For Satnav please use the postcode HX5 9HG

Viewings

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

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



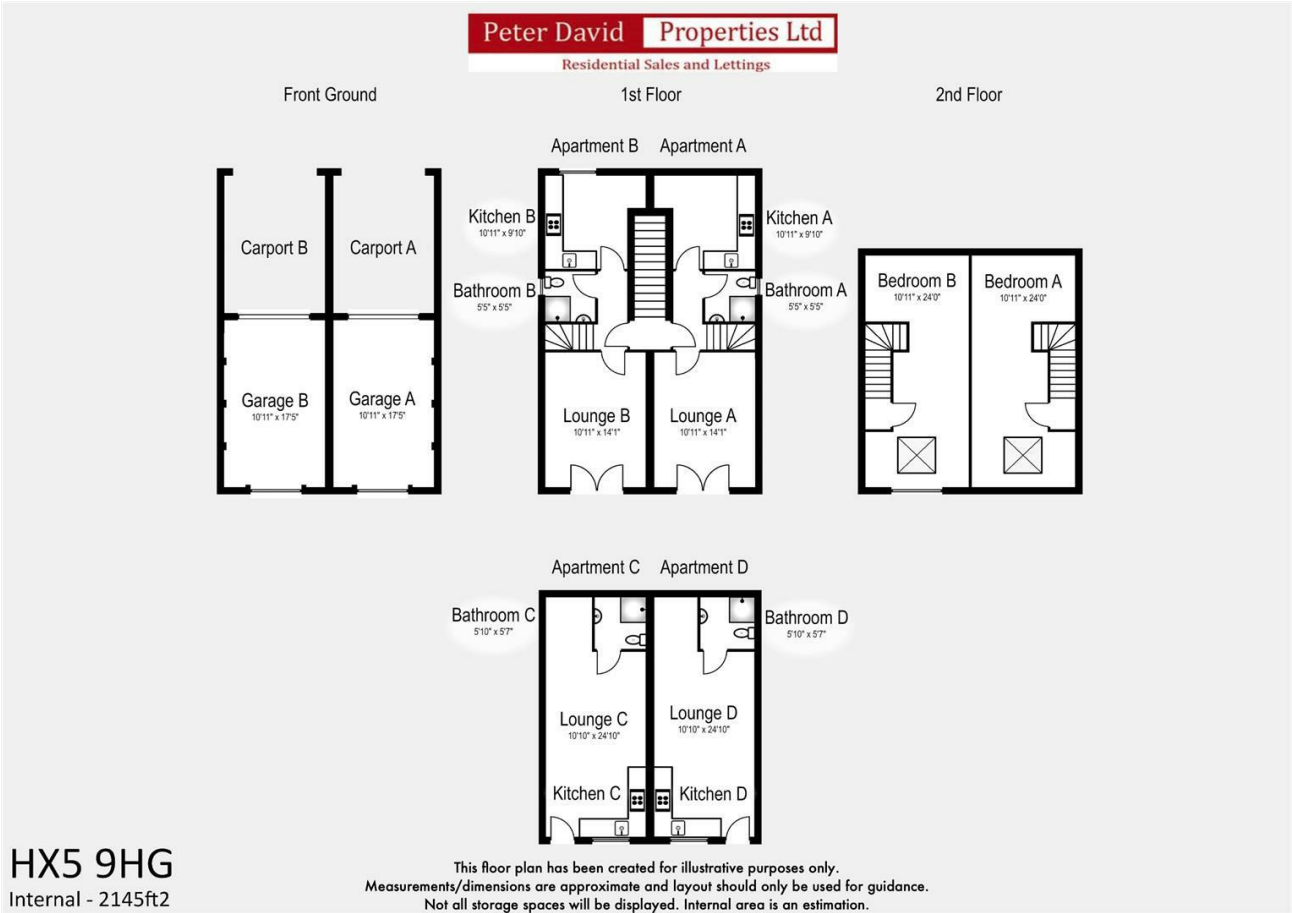
Hybrid Map



Terrain Map



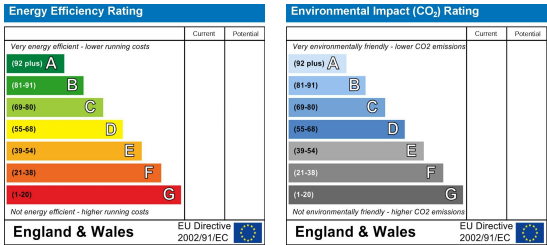
Floor Plan



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.