Apt 3 Bishopdale Court, Halifax, HX1 2QD

Asking Price £130,000

bramleys

NO CHAIN. A well presented two bedroom ground floor apartment situated within this well regarded residential location, conveniently positioned close to Halifax town centre which offers a wide range of amenities, shops, restaurants and transport links. Offering spacious and well planned accommodation, the property features an open plan lounge kitchen with integrated appliances, ensuite shower room to the master bedroom and modern bathroom fittings throughout. The apartment is ideally suited to a range of buyers including first time purchasers, downsizers or investors.

Entrance Hall

Open Plan Lounge Kitchen

Lounge Area

12'6 x 13'5 (3.81m x 4.09m)

A bright and spacious reception area having UPVC double glazed French doors with additional side window, together with two central heating radiators. Open plan to the kitchen area.

Kitchen Area

8'9 x 6'4 (2.67m x 1.93m)

Fitted with a matching range of wall and base units incorporating a range of integrated appliances including fridge, freezer, gas hob with extractor canopy above and split level oven and grill. Also having plumbing for an automatic washing machine and dishwasher, inset stainless steel sink unit and part tiled walls.

Master Bedroom

10'4 x 9'0 (3.15m x 2.74m)

A double bedroom with fitted wardrobes, central heating radiator and UPVC double glazed window.

En Suite Shower Room

Furnished with a three piece suite comprising low flush WC, vanity wash hand basin and double width shower enclosure. Heated towel rail and UPVC double glazed window.

Bedroom 2

13'5 x 8'10 (4.09m x 2.69m)

A further well proportioned bedroom having central heating radiator and UPVC double glazed window.

Bathroom

Furnished with a modern three piece suite comprising low flush WC, vanity wash hand basin and walk-in shower bath. Having a linen cupboard and heated towel rail.

OUTSIDE:

The property is situated within maintained communal grounds and residents have access to allocated parking.

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 Skircoat Road at at the traffic lights turn right onto Free School Lane. Proceed straight through the first set of traffic lights and shortly before the second set turn right onto Hastings Way and then immediately left onto Bishopdale Court. The property can be found in the first building on the left hand side.

TENURE:

Leasehold - Term: 125 years from 01/07/2004 / Rent: £TBC

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

Band B

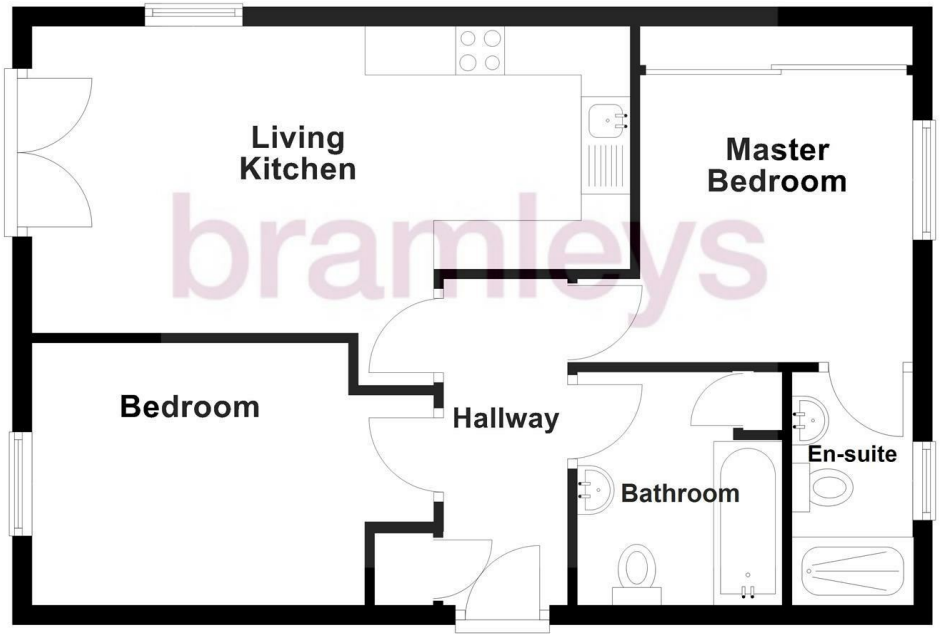
MORTGAGES:

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.

Ground Floor

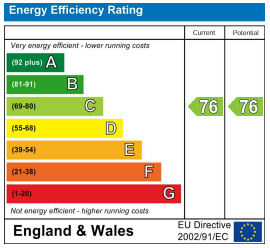


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS