

# Peter David

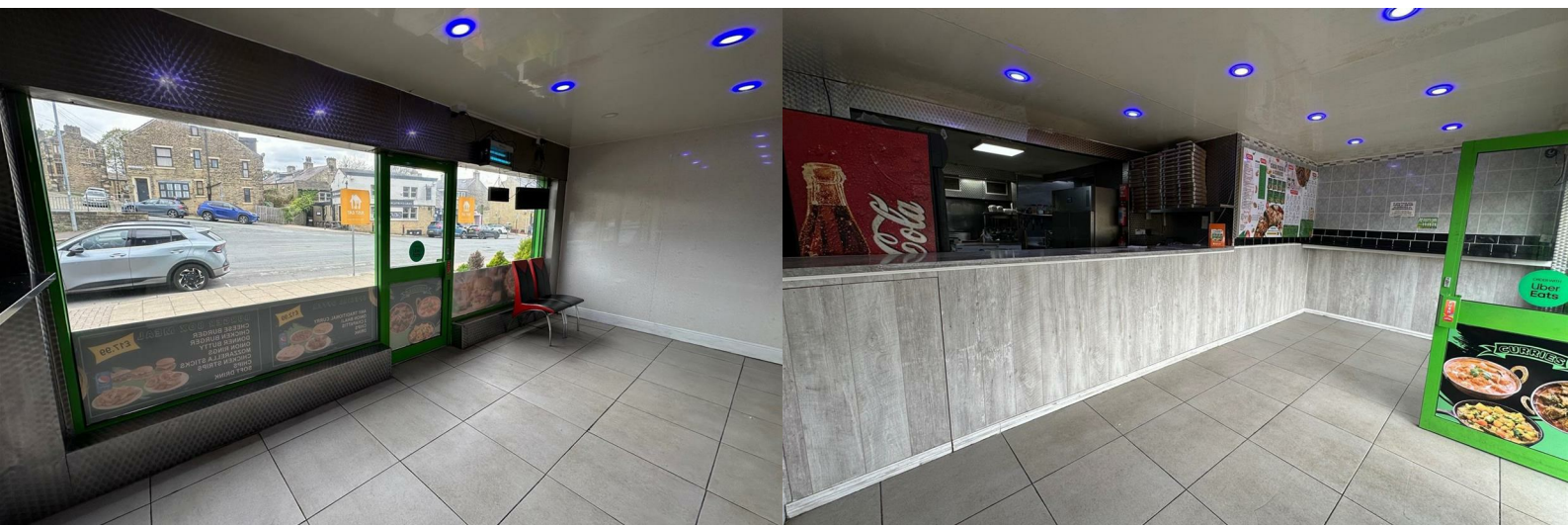
# Properties Ltd

Residential Sales and Lettings



Skircoat Green Road,

£365,000





**\*\*COMMERCIAL PROPERTY & FLAT\*\*** Located in the heart of Skircoat Green in this prestigious area of Halifax is this semi detached commercial premises with a two bedroom flat above.

The property also benefits from a detached garage and off road parking. There is also a garden to the rear.

The commercial element of the building on the ground floor currently trades as a take away pizza outlet. The business and chattels can be purchased by separate negotiation if required. We are selling the building with vacant possession and all fittings will be removed.

In 2012 under planning application 12/00506/FUL permission was granted to extend the property. This will now have expired but details can be found on the Calderdale Planning Portal.

- COMMERCIAL PREMISES WITH TWO BED FLAT
- DETACHED GARAGE
- OFF ROAD PARKING
- GARDEN TO THE REAR
- BUSINESS AVAILABLE BY SEPARATE NEGOTIATION IF REQUIRED
- OPTION TO EXTEND SUBJECT TO PLANNING
- DESIRABLE LOCATION IN SKIRCOAT GREEN
- SOLD WITH VACANT POSSESSION
- CONTACT PETER DAVID TO VIEW
- EPC - C & C

## Accommodation

### Ground floor

38'2" x 18'6" (11.64 x 5.64)

### First floor

#### Lounge

14'4" x 12'0" (4.38 x 3.66)

#### Bedroom

12'9" x 9'10" (3.90 x 3.00)

#### Bedroom

11'5" x 6'10" (3.48 x 2.10)

#### Kitchenette

7'8" x 6'9" (2.35 x 2.07)

#### Bathroom

7'10" x 5'4" (2.40 x 1.64)

#### Detached garage

17'0" x 11'8" (5.20 x 3.56)

#### Exterior

Private off road parking. Detached garage and garden to the rear.

#### Directions

Please use the postcode HX3 ORP for sat nav directions.

#### PLEASE NOTE

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

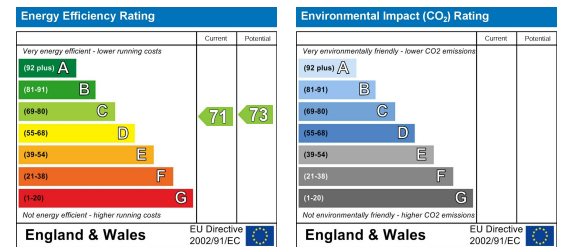


## Floor Plan

## Viewing

Please contact us on 01422 366 948 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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