



2 12 Green Lane, Halifax, HX4 8EH

£695 (From) Per Calendar Month

****AVAILABLE NOW**BOND £675.00**Offered TO LET is this ONE bedroom ground floor apartment in the popular area of West Vale. Accommodation comprises of communal hallway which leads you to the front door. The apartment has an entrance hallway, open plan lounge/kitchen, double bedroom and bathroom. Two free car parks just by the apartment block and on street parking also available. The property benefits from Upvc double glazing and gas central heating. Handily placed for access to shops, bars and restaurants, transport links and access to the M62 motorway network. Ideal investment property or first time buy. Viewing essential.**SORRY NO PETS****

Two free off-road car parks just by the building

Maintenance fees including Buildings Insurance £1140 PA payable monthly

Ground Rent £311 PA

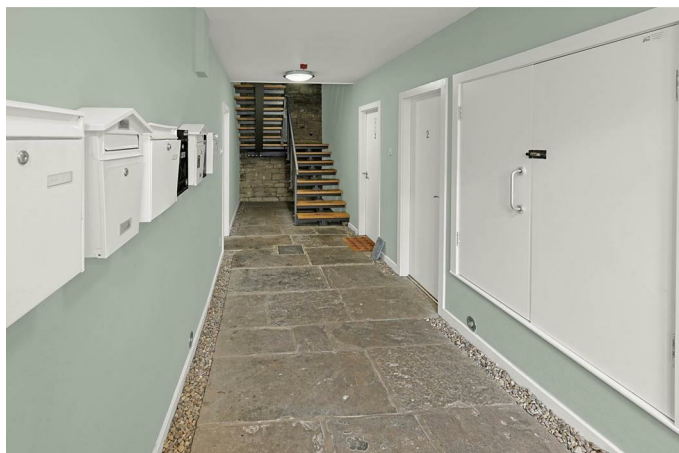
80 years left on the lease

ULTRA Fast Broadband available

Any Gas and Electric supplier can be used, no restrictions

Ground Floor

Communal Hallway

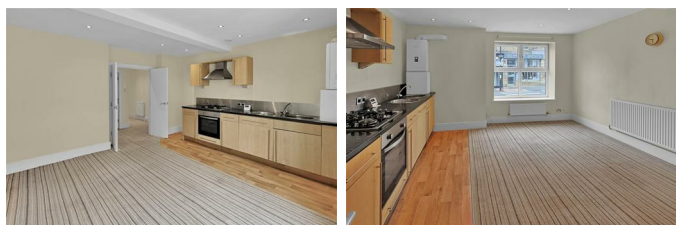


Entrance Hallway



Radiator, spotlights and intercom entry system. Alarm control panel and entrance door. Doors to bedroom, bathroom and lounge/kitchen;

Lounge/Kitchen 13'11" max x 14'1" max (4.25 max x 4.3 max)



Two radiators, spotlights and Upvc double glazed window to side. Wall and base units with laminate worktop and stainless steel splashback. 'Lamona' electric oven, four ring 'Baumatic' gas hob with extractor hood above. Under cupboard lights, stainless steel circular sink and drainer and 'Navien' condensing combi boiler. (Fitted 18 months ago with 5 year warranty) Space for a fridge/freezer, telephone point and t.v. points. Mobile room stat/programmer

Bedroom One 10'2" max x 12'5" max (3.1 max x 3.8 max)



Double bedroom with Upvc double glazed window to front and radiator. Spotlights.

Bathroom 5'10" x 8'6" (1.8 x 2.6)



Three piece suite comprising floating w.c. floating sink and bath with mixer shower over. Part tiled walls, extractor fan, spotlights and chrome heated towel radiator.

External



Parking

On street parking and free car parks nearby available

Tenure

We have been advised by the vendor that the property is leasehold.

Energy Rating

B

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

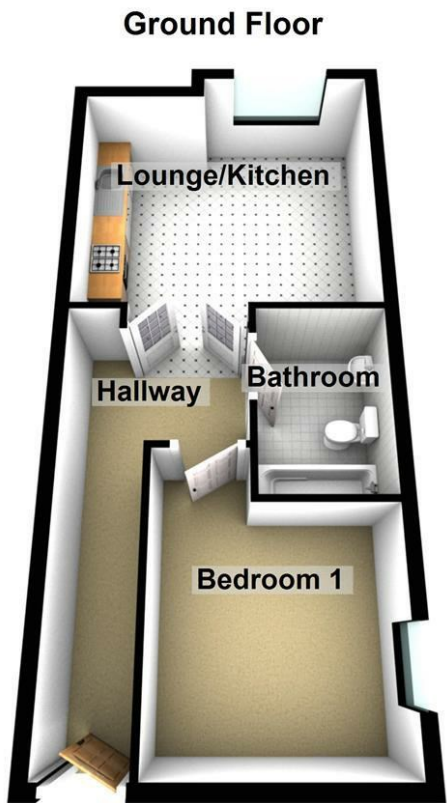
Boundaries & Ownerships

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.

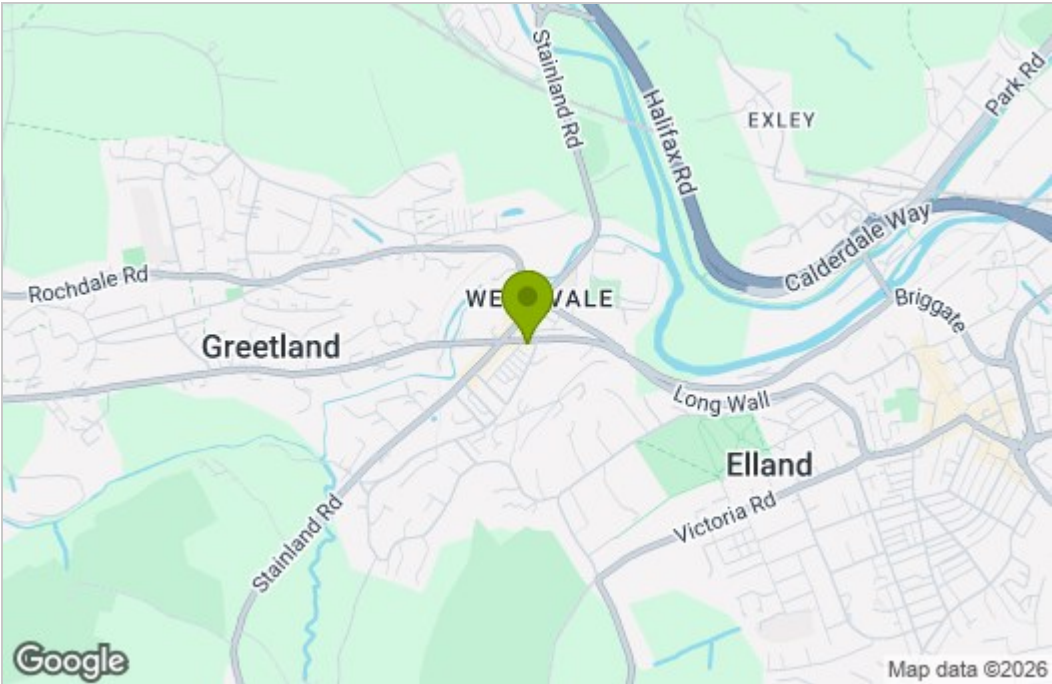
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

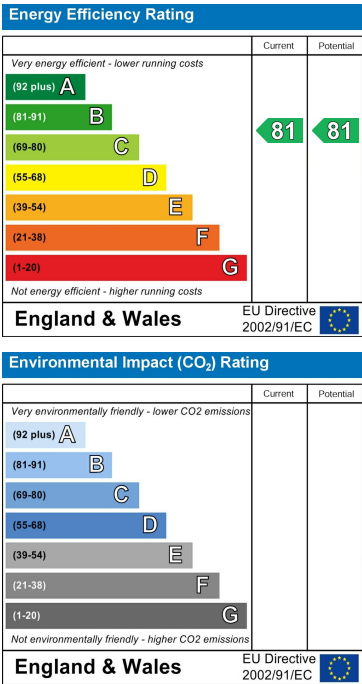
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.