

property details **approval form**

34 West Parade Flats, Halifax, West Yorkshire, England, HX1 2TD

Date: 13 March 2025

Property Ref and Version: HFX113571 - 0008

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £40,000.

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020.

>> **key features**

- > ONE BEDROOM FLAT
- > IDEAL FOR INVESTORS
- > HALIFAX TOWN CENTRE
- > WELL, PRESENTED
- > CLOSE TO LOCAL AMENITIES
- > EPC Rating: D

>> **short description**

CASH BUYERS ONLY A one bedroom flat in Halifax which would be ideal for a property investor. Situated in the Town centre close to local amenities and transport links! Call now to book your viewing and avoid disappointment!

>> **long description**

William H Brown Estate agents are delighted to bring to the market this one-bedroom flat in Halifax which would be ideal for investors, situated close in the Town Centre close to local amenities and transport links. The property is double glazed and has electric storage heaters. Set out over one floor comprises of entrance hall, kitchen/lounge, bedroom, and shower room. Contact us now to book your viewing!

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>> **room description**

Entrance Hall

The Entrance Hall comprises of carpet flooring, ceiling light point.

Lounge/Kitchen

23' 10" x 10' 6" (7.26m x 3.20m)

The lounge benefits from carpet flooring and window to the rear elevation. The Kitchen comprises of laminate flooring, ceiling light point, UPVC double glazed window to the front elevation, wall and base units, wooden work top over, stainless sink and drainer, electric oven and hob with extractor over.

Bedroom

15' x 8' 2" (4.57m x 2.49m)

The bedroom comprises of carpet flooring, ceiling light point, UPVC double glazed window to the rear elevation.

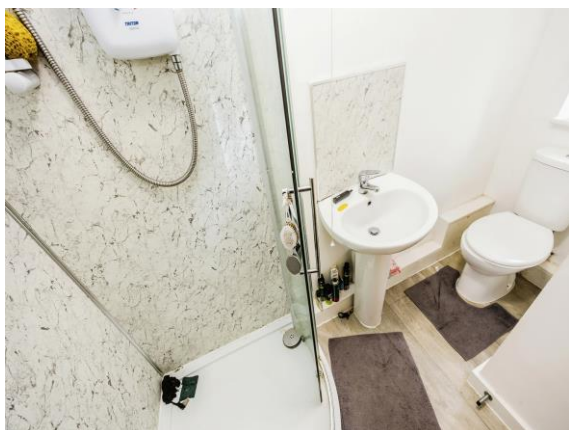
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>> property images



Your William H Brown office: 6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB
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>> **property images**



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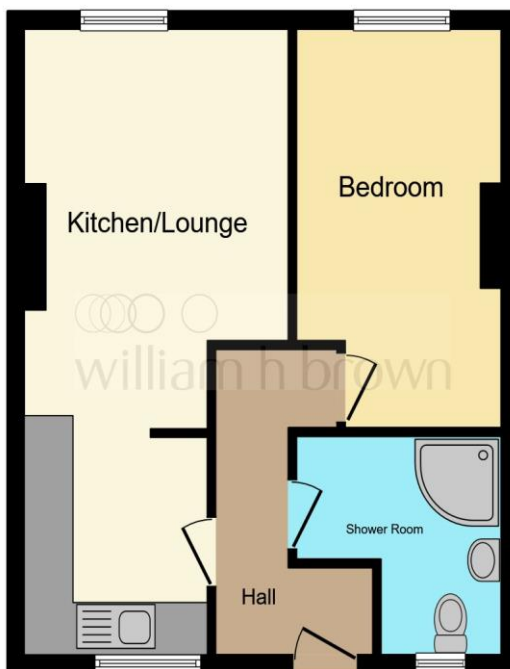
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

Chad Jagger

Mr P.M. Barnard

Your William H Brown office: 6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB

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