



Winchester Court, West View, Boothtown, Halifax, HX3 6PG

welcome to

Winchester Court, West View, Boothtown, Halifax

This two bedroom apartment situated in Boothtown, marketed at £65,000. The property is gas central heated and double glazed throughout. Close to local amenities and transport links.



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light points, radiator.

Lounge

24' 9" x 9' 3" (7.54m x 2.82m)

The lounge comprises of carpet flooring, ceiling light points, radiators, UPVC double glazed windows to the rear and side, patio doors.

Kitchen

8' 9" x 7' 10" (2.67m x 2.39m)

The kitchen comprises of laminate flooring, serving hatch, integrated fridge and freezer, gas hob and oven, tiled splash back washing machine.

Bedroom One

9' x 8' (2.74m x 2.44m)

Bedroom one comprises of carpet flooring, ceiling light point, built in storage, radiator, UPVC double glazed window to the rear.

En-Suite

The En-suite comprises of tiled flooring, low level W/c, pedestal wash basin, fitted shower.

Bedroom Two

12' 1" x 7' (3.68m x 2.13m)

Bedroom two comprises of carpet flooring, ceiling light point, built in storage radiator, UPVC double glazed window to the rear.

Bathroom

The bathroom comprises of tiled flooring, paneled bath with shower over, pedestal wash basin, low level W/c.



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Winchester Court West View, Boothtown Halifax

- TWO BEDROOM UPPER FLOOR APARTMENT
- EPC RATING - GRADE B
- SITUATED IN THE POPULAR AREA OF BOOHTOWN
- IDEAL FOR A FIRST TIME BUYER OR PROPERTY INVESTOR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114984 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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