Peter David Properties Ltd

Residential Sales and Lettings



Balmoral Place,

Offers In The Region Of £90,000

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Welcome to this charming apartment located in the popular area of Halifax. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The apartment features a comfortable bedroom, providing a peaceful retreat at the end of the day. This room is spacious enough to accommodate your personal belongings while maintaining a serene environment.

Additionally, the property includes a modern bathroom, equipped with essential amenities to cater to your daily needs.

Situated in Halifax, this flat benefits from a range of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected by public transport, making it convenient for commuting to nearby towns and cities.

This property presents an excellent opportunity for those looking to enjoy a low-maintenance lifestyle in a vibrant community. Whether you are a first-time buyer or seeking a rental investment, this flat in Balmoral Place is certainly worth considering. Do not miss the chance to make this lovely space your own.

- ONE BEDROOM APARTMENT
- WITHIN WALKING DISTANCE TO HALIFAX TOWN CENTRE
- BEAUTIFFUL PRESENTED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- EPC RATING -
- COUNCIL TAX BAND - A

Accommodation

Lounge
11'5" x 13'9" (3.5 x 4.2)

Kitchen
11'5" x 5'6" (3.5 x 1.7)

Bedroom
14'5" x 9'4" (4.4 x 2.85)

Bathroom
9'2" x 4'5" (2.8 x 1.35)

Lease details
Years remaining on the lease 993.
Service charges £40pm/ £480 per annum.
Ground rent £70 - Set for another 19 years.

Directions
Please use post code HX1 2BG for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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.

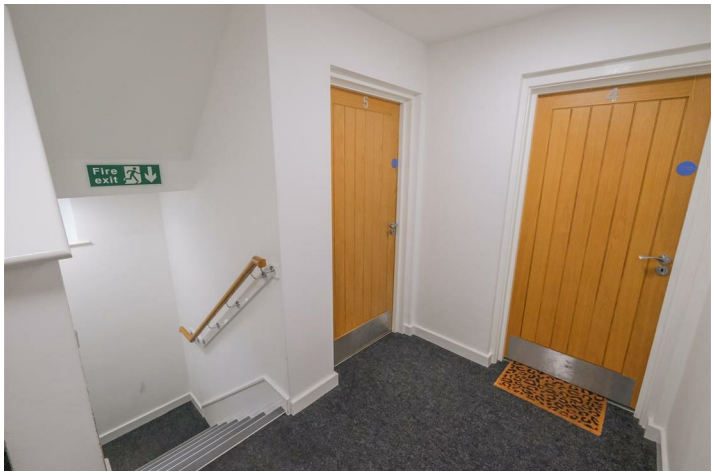











Fire exit





Road Map



Hybrid Map

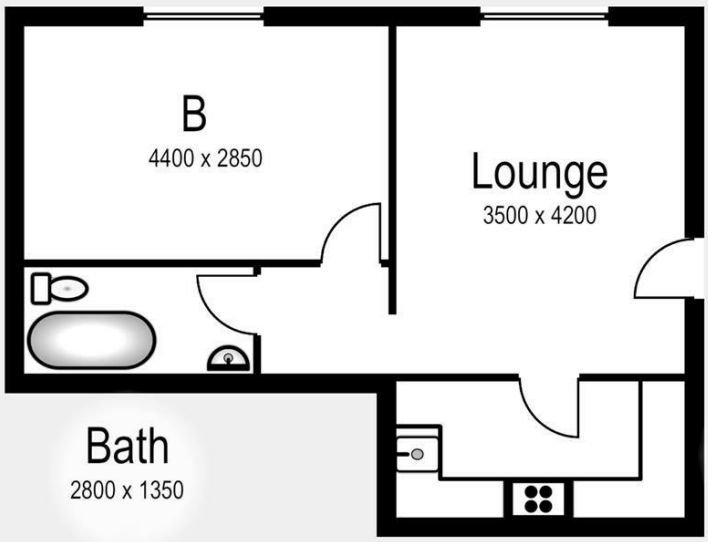


Terrain Map



Floor Plan

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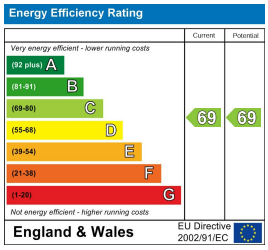
HX1 2BG
Internal - 41m2

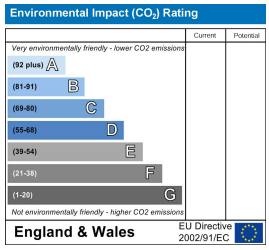
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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