Peter David Properties Ltd

Residential Sales and Lettings



# Delph Brow, Skircoat Moor Road

## Offers Around £128,000

2 1 1 C









Situated in a highly sought-after location at the top of the Park, this well-presented ground floor apartment offers comfortable and convenient living, ideal for first-time buyers, downsizers, or investors alike. The apartment has the benefit of secure allocated parking.

The accommodation comprises an inviting open-plan lounge and kitchen area, creating a bright and sociable living space, along with a spacious double bedroom featuring built-in wardrobes, a further single bedroom, and a modern bathroom.

A particular feature of the property is the patio door entrance, providing direct access from the lounge to the communal grounds. The current owners make use of the patio area immediately outside the doors, creating an attractive outdoor seating space; however, prospective purchasers should note that this area does not form part of the property's title deeds.

The apartment enjoys a popular and convenient position with excellent commuter links. Railway stations at both Sowerby Bridge and Halifax provide easy access to Manchester and Leeds, while the M62 motorway network is just a short ten-minute drive away, making this an ideal base for those travelling throughout the region.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

- GROUND FLOOR APARTMENT WITH PATIO DOOR ACCESS
- OPEN PLAN LOUNGE AND KITCHEN
- TWO BEDROOMS
- BUILT-IN WARDROBES TO MAIN BEDROOM
- POPULAR LOCATION
- EXCELLENT COMMUTER LINKS TO MANCHESTER, LEEDS & M62
- COUNCIL TAX BAND B
- EPC RATING - C
- LEASEHOLD

## Accommodation

### Lounge/ Kitchen
15'1" x 21'1" (4.6 x 6.45)

### Bedroom one
11'0" x 10'11" (3.37 x 3.35)

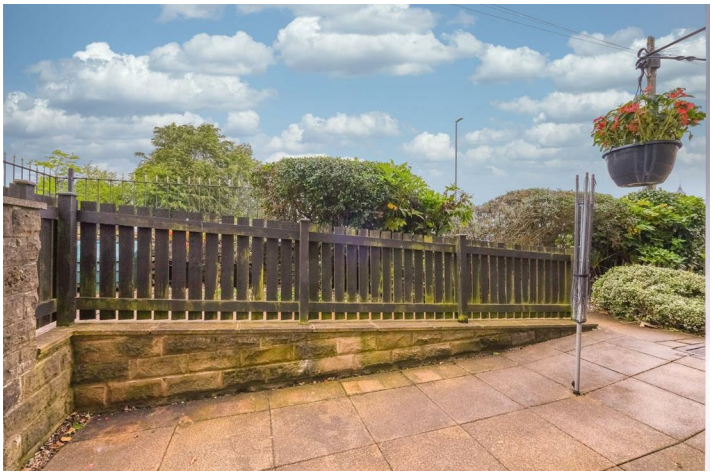
### Bedroom two
7'4" x 10'11" (2.25 x 3.35)

### Bathroom
5'6" x 6'0" (1.7 x 1.85)

### Directions
Please use post code HX3 0GZ 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.

### Leasehold
Ground rent £5 per annum
Service charge £1000 per annum
Length of lease 975 years left









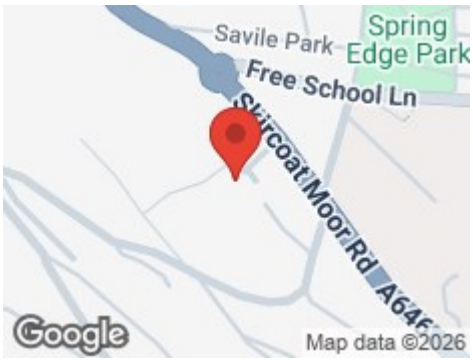







DELPH BROW
NO'S
12A TO 18

## Road Map




## Hybrid Map

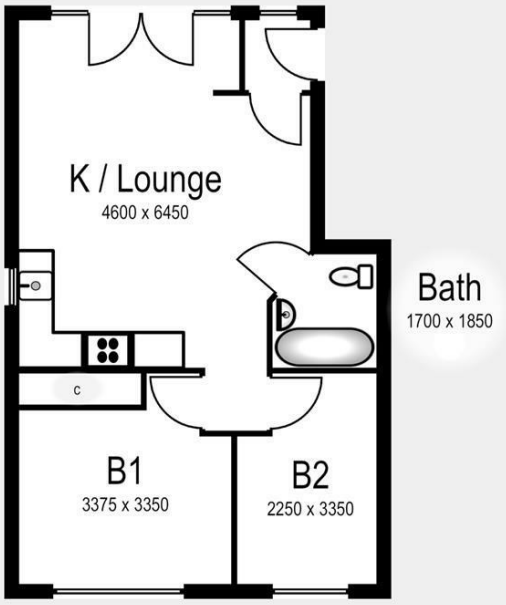



## Terrain Map




## Floor Plan

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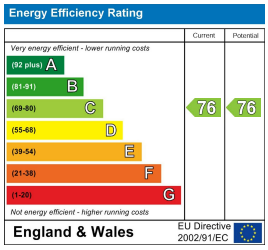

HX30GZ
Internal - 49m2

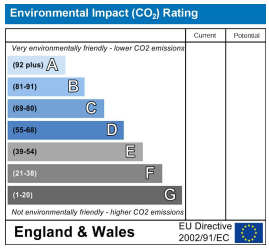
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

## 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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