

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Ryburn Terrace,**

**Offers Over £114,500**







Situated off Hanson lane is Ryburn Terrace, Halifax, this unique opportunity presents two separate residential properties being sold as one lot. This offering is ideal for investors seeking to expand their portfolio.

The first property features a well-appointed one-bedroom layout, while the second boasts two bedrooms, providing versatile living options. One of the properties is currently tenanted, ensuring immediate rental income for the discerning buyer. The other property is unoccupied, allowing for personal use or the potential to attract new tenants.

Both properties are sold with essential safety checks in place, including gas safety checks, electrical safety checks, and certificates for smoke alarms and carbon monoxide detectors.

Ryburn Terrace is a popular location, known for its community spirit and convenient access to local amenities. This property presents a rare chance to acquire two homes in one transaction, making it a prudent investment for those looking to make their mark in the Halifax property market. Whether you are an experienced investor or new to the field, this opportunity should not be overlooked.

- ATTENTION INVESTORS
- TWO PROPERTIES SOLD AS ONE LOT
- ONE PROPERTY IS SOLD WITH THE TENANT IN SITU & ONE PROPERTY IS VACANT
- ALL SAFETY CERTIFICATES IN PLACE
- POPULAR LOCATION
- COUNCIL TAX BANDS - A & A
- EPC RATINGS - D & D

## Accommodation

### 13 Ryburn terrace

#### Kitchen diner

16'9" x 12'7" (5.11 x 3.85)

#### Livingroom

13'10" x 9'8" (4.22 x 2.96)

#### Bathroom

#### Bedroom one

12'4" x 9'1" (3.76 x 2.77)

#### Bedroom two

15'8" x 12'3" (4.79 x 3.74)

### 13a Ryburn terrace

#### Livingroom/ Kitchen

13'8" x 12'4" (4.18 x 3.76)

#### Bedroom one

13'3" x 10'5" (4.06 x 3.19)

#### Bathroom

#### Directions

Please use post code HX1 4SE for sat nav directions.

#### PLEASE NOTE

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 will be no delay in agreeing the sale.
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.





Road Map



Hybrid Map



Terrain Map



Floor Plan

13a Ryburn Terrace, Halifax, HX1 4SE



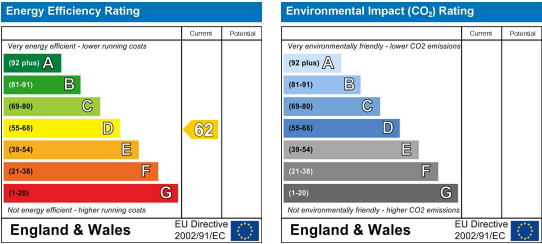
Floor Plan

Approx. Gross Internal Floor Area 418 sq. ft / 38.86 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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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