



Flat 1, 4 Beverley Place, Boothtown, HX3 6LR  
£120,000

**bramleys**



Situated with good access to Halifax Town Centre is this purpose built ground floor apartment having two bedrooms. Being centrally heated and double glazed the accommodation briefly comprising independent access door, entrance hallway, spacious lounge/diner being open plan via and archway to the kitchen with appliances including four ring gas hob, electric oven, extractor. There are two double bedrooms and house bathroom comprising of a three piece suite in white. Outside there is a parking space.



## GROUND FLOOR:

An independent access door gives access to:

### Entrance Hall

Having central heating radiator

### Lounge/Diner

**21'0" x 16'1" (6.40 x 4.90)**

A generous reception room having 2 uPVC windows to the rear, central heating radiator and being open plan to the kitchen area.



### Kitchen:

**11'0" x 6'0" (3.35 x 1.83)**

With matching base and wall units, working surfaces and stainless steel sink unit.

Integrated appliances include a 4 burner gas hob, electric oven and extractor and there is space and plumbing for an automatic washing machine. With uPVC window and inset ceiling spotlights.

### Bedroom One:

**15'0" x 9'7" (4.57 x 2.92)**

With central heating radiator and sealed unit double glazed window

### Bedroom Two:

**11'4" x 10'5" (3.45 x 3.18)**

Having central heating radiator and sealed unit double glazed window

### Bathroom:

Being part tiled to the walls and furnished in a 3 piece white suite comprising a low flush wc, pedestal hand wash basin and panelled bath with shower over.

### OUTSIDE:

With parking space.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Halifax via Boothtown Road (A647). Proceed past the Bankfield Museum and the parade of shops, Beverley Place can be found as a turning to the left after a short distance. The property can be found towards the end of the road after bearing to the right.

## TENURE:

Please Note: The developers of Beverley Place have informed us that once the site is complete, they will transfer the freehold title to the management company and the shares in the management company will be passed on to the apartment owners on an equal basis. In this way the apartment owners will control both the freehold title and the management company. By owning the management company, the apartment owners will then control the running of the site, including the expenditure on it and the setting and collection of the service charge.

All prospective purchasers are advised to take legal advice to satisfy any queries regarding this.

## COUNCIL TAX BAND:

Band C

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## Ground Floor



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	82
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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