

Peter David Properties

Residential Sales and Lettings

Westbury Fold, Elland Offers Over £80,000



Westbury Fold, Elland

Description

Peter David Properties are pleased to present to the open market this two bedroom apartment located in the sought after location of Elland. The apartment is on the fourth floor but there is a lift in the complex. Briefly comprising: hallway, open plan kitchen diner, two double bedrooms and a bathroom. The property further benefits from an alarm, an intercom system and an allocated off road parking space. The property is close to all local amenities, the M62 motorway network and Brighouse, Halifax and Huddersfield town centres.

Features

- Fourth floor apartment
- Lift access
- Two bedrooms
- Kitchen diner
- Modern bathroom
- Popular residential location
- Allocated parking space
- EPC: C
- Juliet balcony
- Close to Local Amenities

Entrance Hallway 2.79m (9'2") x 1.04m (3'5")

Providing access to the living accommodation. With alarm and intercom system.

Kitchen Diner 6.15m (20'2") x 3.17m (10'5")

An open plan kitchen diner with a Juliet balcony to the rear elevation. The kitchen has matching wall and base units, tiled splashback and laminate flooring. Comprising: inset stainless steel sink and drainer, integrated fridge, integrated freezer, electric oven, electric hob and extractor fan. The kitchen also houses the boiler.

Master Bedroom 4.39m (14'5") x 2.62m (8'7")

A large double bedroom with a window to the rear elevation.

Bedroom Two 3.25m (10'8") x 2.54m (8'4")

A second double bedroom with a window to the rear elevation and a loft hatch.

Bathroom 2.54m (8'4") x 1.68m (5'6")

The bathroom comprises: low level dual flush WC, pedestal sink, bath with shower over plus an additional hand held shower and shower screen. Also benefiting from wood effect flooring, aquaboarding splashback and an extractor fan.

Additional Information

There is an allocated parking space with the apartment. The ground rent is £150 per annum and the service charge is £83 per calendar month.

Viewings

Viewings are strictly by appointment only.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Directions

From Brighouse:

Head west on Briggate/A643 towards Croft St

Continue to follow A643

At the roundabout, take the 2nd exit onto Bramston St/A643

Continue to follow A643

At the roundabout, take the 2nd exit onto Church St/A643 Go through 2 roundabouts

Turn right onto Dewsbury Rd/B6114

Destination will be on the right

DISCLAIMER

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.

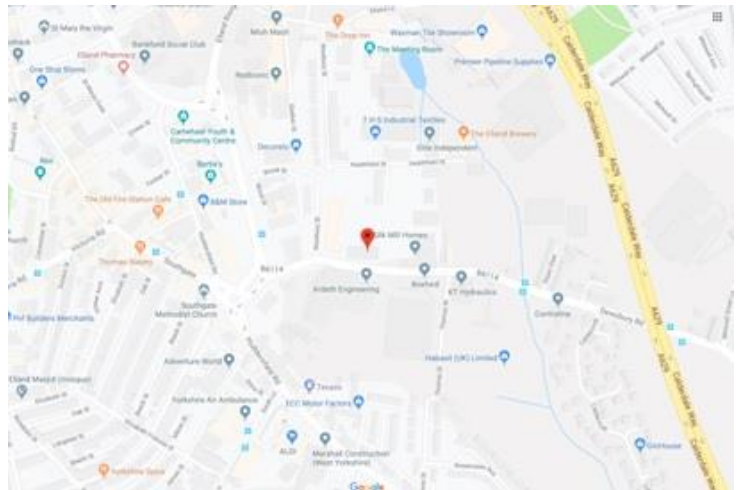
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		82	82
EU Directive 2002/91/EC			



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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