

Peter David Properties

Residential Sales and Lettings

The Hub Offers Around £89,900



The Hub, Skircoat Road

*** GROUND FLOOR APARTMENT *** Immaculately decorated, must see, two bed roomed ground floor apartment, near to Halifax town centre with recent new appliances throughout. Offered For Sale with vacant possession. 'The Hub' is ideally positioned for easy access to the town centre, being only 5 minutes' walk from the development. With the apartment situated on a ground floor position, it would be an ideal purchase for those looking for level access and accommodation. An ideal purchase for a First time buyer or an investor as the property offers good access to major arterial routes, public transport and the rail network.

The apartment is equipped with electric heating and double glazing and offers accommodation comprising in brief:- Open plan living room and kitchen, two bedrooms with master en suite, useful utility store cupboard and bathroom. Externally there is an allocated parking space in the gated secure car park with CCTV and a security system with intercom for the building itself.

The current owners have spared no expense in upgrading this ground floor apartment during their custodianship. The apartment has been recently decorated throughout with recent new carpets in the bedrooms, recent new ceramic electric heaters, curtains, taps and bathroom fittings. The sale also includes the recently fitted new appliances including the inbuilt oven, ceramic hob, the AEG washer dryer and fridge freezer.

To view this wonderful ground floor apartment, which is rear facing away from the main road, please contact our sales team who will be happy to assist you.

Features

- Two bedroom ground floor apartment with master en suite
- Vacant possession from late September 2019
- Recently attractively decorated throughout
- Keenly priced to attract an early sale
- Recently fitted white goods all included
- Recent new carpets, curtains, taps and bathroom fittings
- Recent new ceramic heaters
- EPC Rating: C
- Designated parking with secure electric gates and CCTV
- Convenient and popular location only 5 minutes' walk to Halifax centre

Accommodation

Communal entrance

Enter the building via the ground floor secure communal entrance. Here you will find the mail boxes.

Entrance hallway

Providing access to the ground floor principal rooms

Open plan living room 7.52m (24'8") x 2.90m (9'6")

Patio doors to the front allowing plenty of natural light. Electric wall heaters. TV, phone and satellite points. Laminate flooring throughout. The new rugs recently purchased are included in the sale.

Kitchen area

With a range of wall and base units with complementary work surfaces. Stainless steel sink with chrome mixer tap with tiled splashback. Included in the sale recently installed new oven and ceramic hob (both never used) with extractor hood, recently installed integrated fridge freezer.

Bedroom 3.78m (12'5") x 2.39m (7'10")

Double glazed window and electric wall heater. Access to:

En suite 2.01m (6'7") x 1.17m (3'10")

With a three piece white suite comprising of a sink, WC, mirror and recently installed shower unit.

Bedroom 3.40m (11'2") x 2.44m (8'0")

Double glazed window and electric wall heater.

Bathroom 2.01m (6'7") x 1.98m (6'6")

With a three piece white suite comprising of a sink, WC and bath with shower fitment, grab handle and curver shower rail. Part tiled walls and floors.

Utility cupboard

With an AEG washer dryer fitted still with over 3 years warranty included in the sale. Hot water tank. Storage.

Outside

Here you will find an allocated parking space in the secure car park. Protected by CCTV. Communal gardens.

Service charges

Ground rent £263.54 pa due 1st January each year
Service charge £60.00 pcm to 31/10/2019.



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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