



## Queensway, Pellon, Halifax, HX1 4RN

GROUND FLOOR FLAT | 2 BEDROOMS | PARKING | PURPOSE BUILT

WITHIN 1 MILE HALIFAX CENTRE | NO CHAIN | GREAT BUY TO LET | OR FIRST HOME

**Asking Price: £67,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Queensway, Pellon, Halifax, HX1 4RN

A contemporary ground floor apartment in a purpose built building within 1 mile of Halifax centre. Offers 2 bedrooms, generous 22ft living kitchen and bathroom. Electric heating and double glazing. Parking to the rear. Convenient for local shops and schools. Currently let so ideal investor property.

### Entrance Hall

4.80m (15' 9") x 3.05m (10' 0")

Intercom handset, cupboard housing hot water tank and cupboard for storage. Storage heater and rear facing double glazed window.

### Living Kitchen

6.93m (22' 9") x 3.70m (12' 2")

Fitted units, electric hob and oven with stainless steel extractor over. Stainless steel sink unit and drainer. Integrated dish washer and washer/dryer. Vinyl flooring in kitchen area and separate extractor. Storage heater and front, rear and side facing double glazed windows.

### Bathroom

2.08m (6' 10") x 1.88m (6' 2")

Panelled bath with shower attachment, pedestal hand basin and low level WC. Extractor and shaver point. Part tiled walls and spot lights to ceiling. Wall mounted heated towel rail and rear facing double glazed window.

### Bedroom 1

3.30m (10' 10") x 3.07m (10' 1")

Built in wardrobes, TV and phone points. Electric wall mounted heater and front facing double glazed window.

### Bedroom 2

3.25m (10' 8") x 1.88m (6' 2")

Electric wall mounted heater and front facing double glazed window.

### Tenure

Service charges: approx £1200 pa Ground rent: £150.00. Term: tba

### External

The property is located on this new development within a mile of Halifax centre. Parking available to the rear.

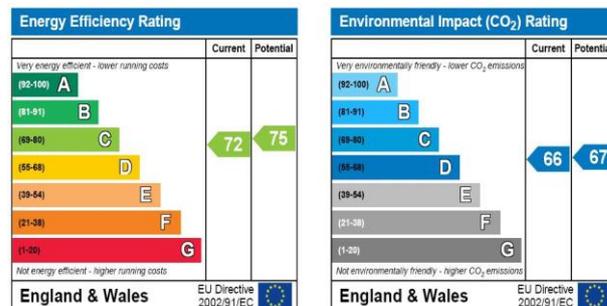
### Viewing Arrangements

BY APPOINTMENT ONLY. Please contact the office during opening hours: Monday to Friday 9am to 5.30pm and Saturday 9.30am to 1.30pm

### Directions

Leave Halifax centre via Pellon Lane and continue on this road for approx 1/2 mile to the junction with Queens Road. Turn left into Queens Road and then right into Battinson Road. Continue along here past the school and turn right onto Queensway where the apartments can be found on the left hand side.

### ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 09:00 - 17:30

Saturday: 09:30 - 13:30

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#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.