



34 Ravenstone Drive, Halifax, HX4 8DU

£100,000

Offered FOR SALE is this TWO BEDROOM apartment in the sought after area of West Vale. Accommodation comprises of spacious lounge with patio doors leading onto the garden, kitchen, two bedrooms and bathrooms. The property benefits from uPVC double glazing and electric storage heaters. Garden and on street parking. Close to amenities, transport links and access to the M62 motorway network. Viewing is essential. Please note this is for sale with tenants in situ. Please note that the property is for sale as an investment (with tenant in situ. Periodic tenancy. £500pcm) and the photos were taken prior to the tenant moving in.

Ground Floor

Entrance Lobby

Entrance door. Staircase access to first floor;

First Floor

Landing

Electric storage heater, loft hatch and dado rail. Two storage cupboards, one housing the fusebox and one housing the hot water cylinder. Doors to bathroom, bedrooms and lounge;

Lounge 11'1" x 14'7" (3.4 x 4.45)



Upvc double glazed sliding patio doors to rear, electric panel heater and door to kitchen;

Kitchen 8'4" max x 13'11" max (2.55 max x 4.25 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, stainless steel sink and drainer, electric oven and electric hob. Space for under counter fridge and Upvc double glazed window to front.

Bedroom One 10'5" x 11'11" (3.2 x 3.65)



Double bedroom with electric storage heater and Upvc double glazed window to rear.

Bedroom Two 5'1" x 11'11" (1.55 x 3.65)



Single bedroom with electric panel heater and Upvc double glazed window to rear.

Bathroom 5'4" x 6'8" (1.65 x 2.05)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with electric shower and glass shower screen. Tiled walls, Upvc obscure double glazed window to front and extractor fan. Laminate floor and electric towel radiator.

External



Lawn garden to rear

Parking

On street parking

Tenure

We have been advised by the vendor that the property is leasehold. 125 year lease starting 21/08/1995. No separately identified charge for ground rent. Service charge Service Charge: £92.25 per month which includes the following:-

- Buildings insurance
- Grounds Maintenance/Landscaping
- Homeowner management charge
- Play Area Equipment (nominal)
- Communal light and power (nominal)
- Communal refuse disposal (nominal)
- Contribution to maintenance reserves
- Tree surveys and associated costs

Energy Rating

E

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

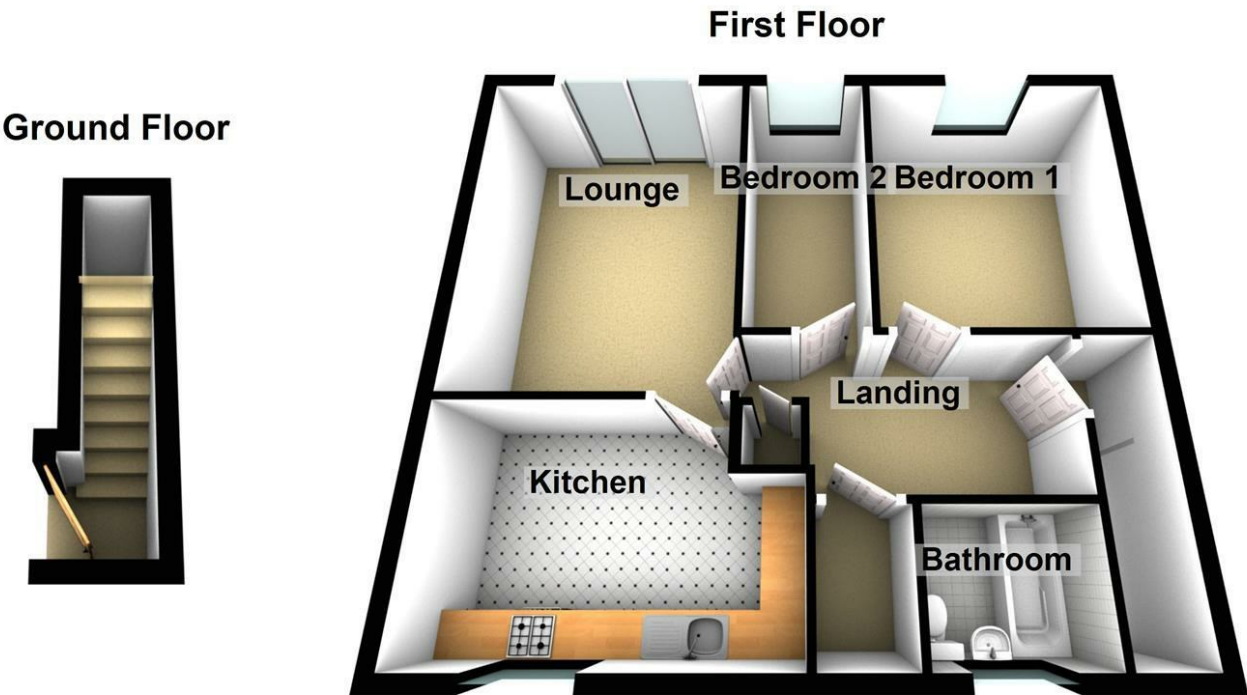
Boundaries & Ownerships

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.

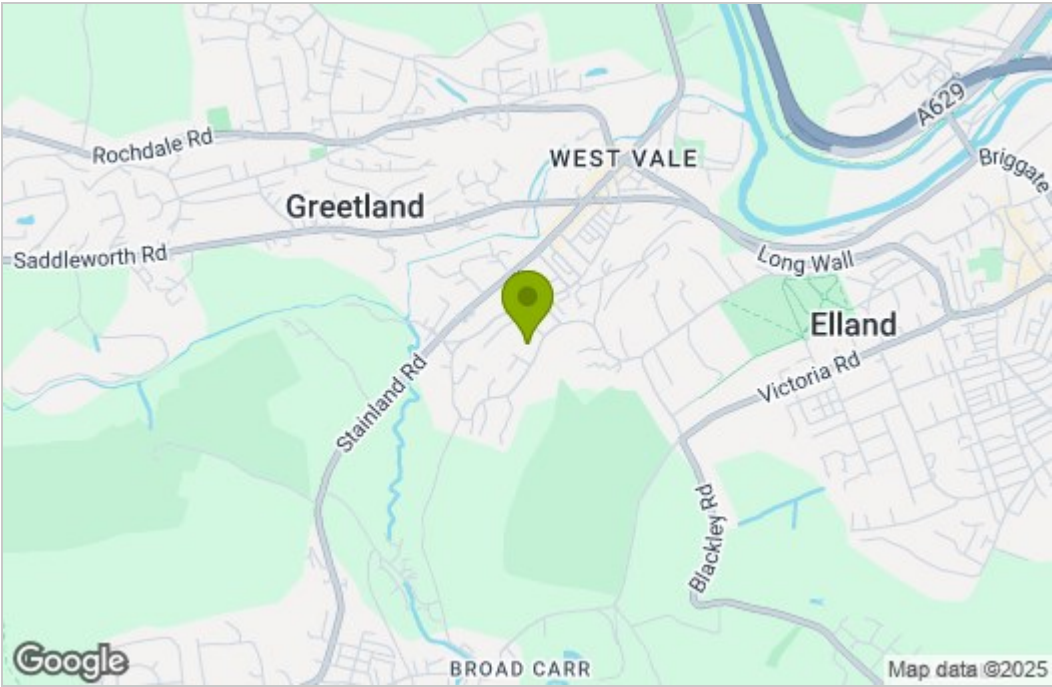
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

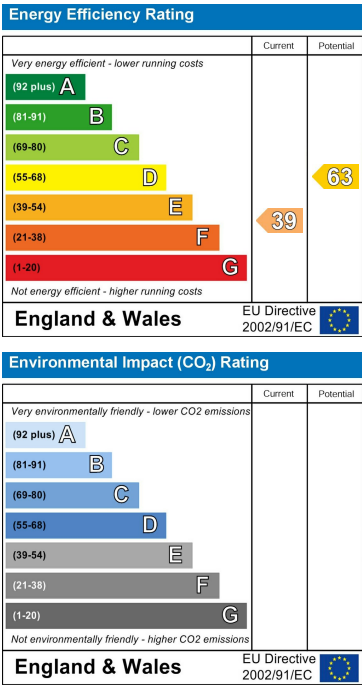
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.