



**4 ALBANY VIEW  
HOLYWELL GREEN  
HALIFAX  
HX4 9AJ**

Are you an investor wanting to add to your existing portfolio? Would you like to buy with a tenant in situ? Are you looking for a good sized ground floor apartment close to local shops and amenities and on the bus route into town? Currently let on an AST at £395 per month, this could be just the property for you. This one bedroom apartment is situated on the ground floor and offers great accommodation for a couple or for a single person, and easy access through West Vale into Halifax town centre, being on the bus route. With electric storage heating, the accommodation briefly comprises: Entrance Lobby to Hall, well proportioned Lounge, open to the fitted Kitchen, Bedroom and Bathroom. Positioned to the extremely popular Holywell Green, with local shops and amenities within a very short distance, this could be the perfect first home or retirement proposition.

**£70,000**

## PROPERTY INFORMATION

Tenure: Leasehold  
Lease Length: 999 years from 11 April 1997  
Ground Rent: £25 per annum  
Service Charge: £1200 per annum  
Council Tax Band A  
Tenancy: Let from February 2020 on a 6 month Assured Shorthold Tenancy at £395 per month.

## LOBBY

## HALL

## OPEN PLAN LIVING ROOM

Comprising two distinct areas:

### LOUNGE AREA

5.26 x 3.81 (17'3" x 12'6")

With electric storage heater.



### KITCHEN AREA

2.72 x 1.87 (8'11" x 6'2")

Fitted with base and wall unites, incorporating stainless steel sink unit and inbuilt electric hob, oven and hood to tiled surrounds.



## BEDROOM

3.84 x 2.99 (12'7" x 9'10")

Maximum measurement - see floor plan.  
With electric storage heater.



## BATHROOM

With a white three piece suite of low level WC, wash basin and panelled bath with overlying shower unit to part tiled walls,



## DIRECTIONS

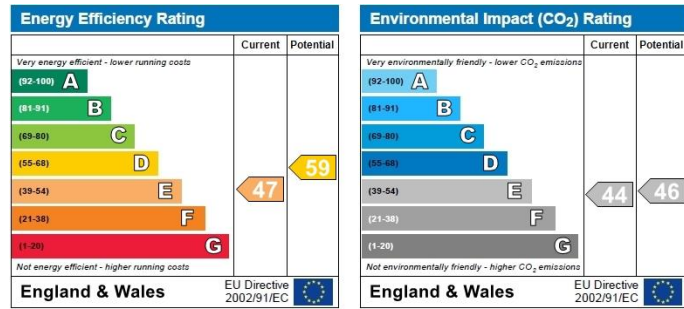
Leave Halifax centre via Portland Place and continue into Skircoat Road. Carry on to Huddersfield Road and follow this road on through past the hospital and down Salterhebble Hill. Proceed along and where the road forks, bear right onto Stainland Road (B6112). Proceed straight through the two sets of traffic lights at Saddleworth Road, climb up the hill towards Holywell Green and Albany View can be found just before the Holywell Inn on the left hand side. Postcode: HX4 9AJ.

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## Ground Floor



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.