



## 1 Sandal Magna, Halifax, HX3 7QD

FAST TRACK SALE- QUICKER COMPLETION: ASK FOR FURTHER INFORMATION

OFFERED WITH NO CHAIN! A modern and generously proportioned GROUND FLOOR apartment with garden and allocated parking, The property forms part of an attractive block of just four and is situated in a pleasant position with garden views to the front. Conveniently located on this select and well established residential development with no through traffic the property is close to village amenities, medical centre and a regular bus service. An excellent opportunity for a young couple, retired person or someone looking to downsize the property could also appeal to the buy to let investor, having good rental potential with demand for properties in this area.

**£75,000**

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**FAST TRACK INFORMATION** This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 inc VAT on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase of the property.

## **ENTRANCE HALL**

Store area off

## **LOUNGE 10'7" x 13'7" (3.23m x 4.14m)**

Feature fireplace with electric fire and patio doors leading to the rear. Laminate flooring

## **KITCHEN 7'1" x 8'11" (2.16m x 2.72m)**

Wall and base units. Worktops, sink and drainer. Cooker point and plumbing for washer

## **BEDROOM 8'10" x 9'5" (2.7m x 2.87m)**

Sliding mirror door wardrobe and dressing table

## **WET ROOM**

Shower, sink and W.C

## **OUTSIDE**

Garden area and parking to the front. Gated access leading to good size rear garden

## **FURTHER INFORMATION**

Council Tax - Band A

Tenure - Leasehold

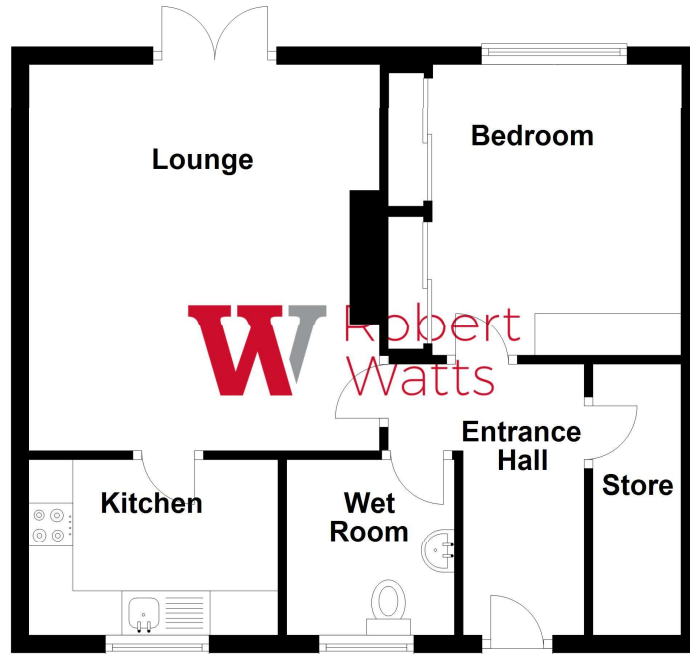
## **LEASEHOLD DISCLAIMER**

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

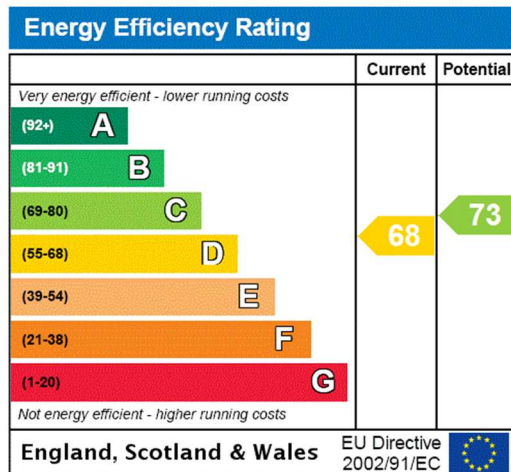
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



## Ground Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.



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