



## 18 Westbury Fold

Elland, Halifax, HX5 9AL

**£80,000**

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\*\*\* SELLING WITH A TENANT EN-SITU\*\*\*CURRENT RENT £650 PCM\*\*\*

Purpose built two bedroom second floor apartment situated just outside Elland town centre. Close to all required amenities, including shops, schools, public transport and the M62 motorway network.

## ACCOMMODATION AND BENEFITS

Entrance hall with gas central heating radiator, intercom phone and alarm pad. Open plan lounge/kitchen with integrated appliances to include 50/50 fridge/freezer, washer/dryer and oven and hob. Ample lounge area with TV and telephone point, communal satellite point. Two double bedrooms and bathroom/WC. Full gas central heating and double glazing. Private parking.

### Open Plan Lounge / Kitchen

Fitted with a range of wall and base units with built-in oven, hob and extractor over. Integrated fridge freezer and washer dryer. Patio doors and radiator.

### Bedroom 1

Radiator.

### Bedroom 2

Radiator.

### Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin and paneled bath with shower over. Radiator.

### Exterior

Private parking.



## Road Map



## Hybrid Map



## Terrain Map

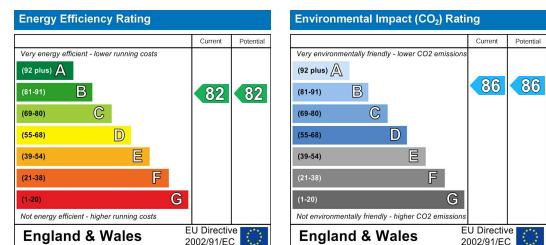


## Floor Plan

## Viewing

Please contact our Mirfield Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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