

MARSH & MARSH PROPERTIES

Apartment 7, 2 Balmoral Place, Halifax, HX1 2BG

£117,000



A beautifully presented, immaculately presented, two bedroomed, top floor penthouse apartment, situated in Halifax town centre. The building offers a charming presentation, having been converted into apartments to create a modern and stylish living space. It's premium location offers fantastic features internally, owing to the beamed ceilings, that will impress and delight. The apartment benefits from its own allocated parking space in the private gated forecourt of the complex.

Internally the apartment is beautifully presented throughout, with a light and bright décor and modern colour scheme. As mentioned the property's penthouse position affords feature high ceilings with beams along with views overlooking Halifax town centre. Featuring a spacious living/kitchen, well laid out bedroom and highly functional house bathroom. If you are looking for the ideal space for a professional person then this will be of special interest.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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Not only does this property offer direct access into Halifax town centre, but it also provides excellent connections with the M62 motorway just 15 minutes' drive away providing quick access to Leeds, Manchester and Bradford. Also nearby is the Halifax train station which has cross Pennine connections and access to the Grand Central train service to London. The house also benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance.

Owing to the whole host of features on offer with this property an appointment to view is essential.

From the stairwell a solid wooden door opens into the

LIVING ROOM



A light, bright and open plan space, the living/kitchen offers a modern style of living, with ample space, with a smart and compact kitchen to one side of the room. There is ample space for a suite along with additional furniture. The living room features laminated floors, large uPVC double glazed windows, privacy filters and blinds, central light fitting, television access point and an electric radiator.



KITCHEN



The kitchen features an integrated hob, integrated oven, stainless steel extractor hood, two central

suspended light fittings, laminated work surfaces, under and over counter cupboards and drawers, plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, uPVC double glazed window to the rear elevation, tiled splashbacks and a stainless steel sink with stainless steel mixer tap.

From the rear of the living room is a small hallway that provides access, via solid wooden doors, into

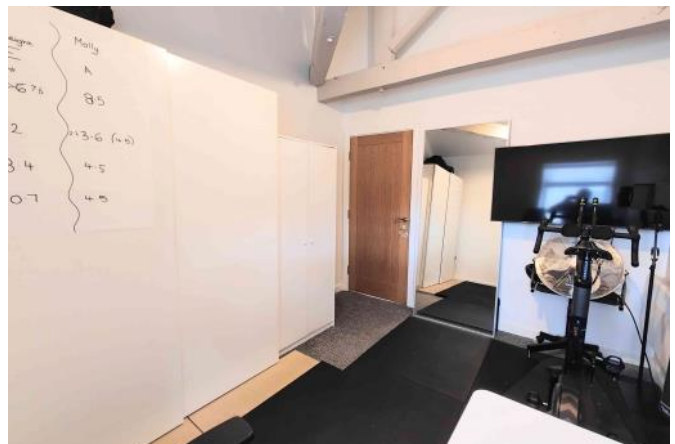
BEDROOM 1



This well-presented master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed window, privacy blinds

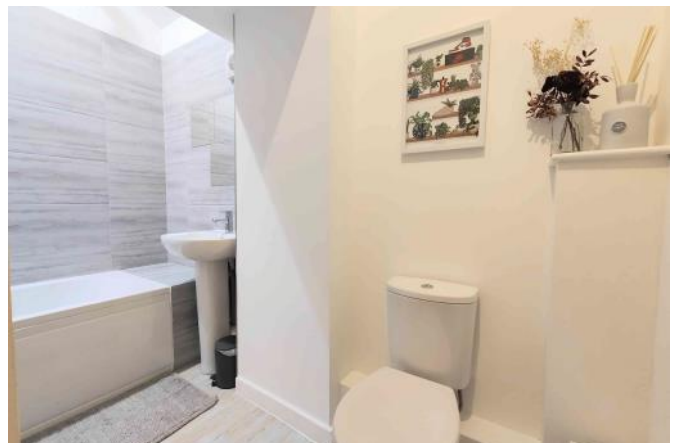
and filter, central light fitting and an electric radiator.

BEDROOM 2



Another good sized double bedroom, again offering ample space for a double bed along with additional bedroom furniture. The room is currently utilised as a work from home office, gym area and wardrobe storage. With a carpeted floor, uPVC double glazed window, privacy blinds and filter, central light fitting and an electric radiator.

BATHROOM



This beautifully presented house bathroom makes excellent use of the space on offer to create a highly functional room. With a panel bath, over

bath shower, glass splash guard, close coupled toilet, pedestal washbasin, stainless steel towel radiator, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights, wood laminate flooring and tiled splashbacks.



insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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PARKING

The property features a private parking space in the gated forecourt.

GENERAL

The property has the benefit of mains services, electric and water with the added benefit of uPVC double glazing and electric heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///sounds.back.belly

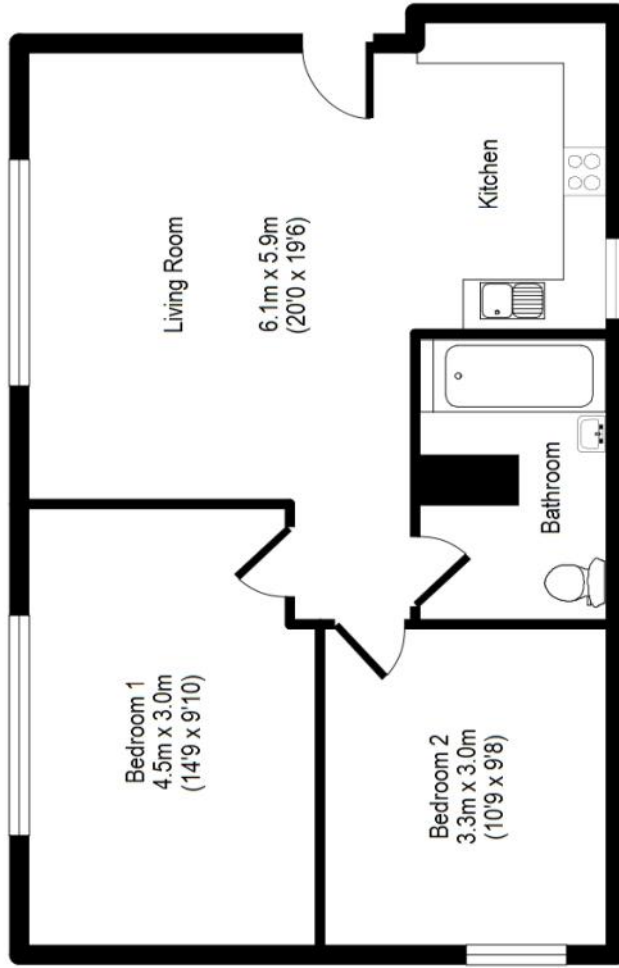
Google Plus Code: P49M+RRW Halifax

For sat nav users the postcode is: HX1 2BG

MORTGAGE ADVICE

We have an associated independent mortgage and

Apt 7, Trinity Royd, 2 Balmoral Place, Halifax, HX1 2BG



APPROX GROSS INTERNAL FLOOR AREA: 55 sq. m / 589 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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