

MARSH & MARSH PROPERTIES

Apt 21, The Hub, Caygill Terrace, Halifax, HX1 2NF

£110,000



****ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES OR YOUNG FAMILIES**** A stylish TWO DOUBLE BEDROOM second-floor apartment, ideally situated within walking distance of excellent transport links, just a 10-minute walk from Halifax train station and a 5-minute walk from the town centre. This modern and well-presented home sits to the rear of the building away from the main road, offering a quieter setting, and benefits from new electric child-friendly radiators fitted just three years ago. The apartment is fitted with a smartphone intercom, enabling you to communicate with visitors and control access to the property remotely via your mobile device. In brief, the property comprises a welcoming hallway, an open-plan living kitchen with stylish fittings and ample space for both dining and lounge furniture, two double bedrooms, one with an en-suite shower room, a bathroom, and a useful utility space. Externally, the property includes access to a secure gated car park with key code entry, featuring one allocated parking space for the apartment along with additional visitor spaces. An internal inspection is strongly advised to fully appreciate what this apartment has to offer.

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

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Service Charge - £75.10 p/m

Ground Rent - £263.54 p/a

HALLWAY

A welcoming hallway with wood-effect laminate flooring and a secure front door.

KITCHEN / DINING / LIVING ROOM 8.2 x 3.6m (26'10 x 11'9)



A spacious open-plan living kitchen. The kitchen installed in February of this year is fitted with a range of units including a one-and-a-half bowl sink with chrome mixer tap and splashback. Appliances include a built-in oven, induction hob, extractor fan, and microwave, as well as space and plumbing provided for a slimline dishwasher and tall fridge freezer. The room is finished with wood-

effect laminate flooring, an electric radiator, UPVC windows, and UPVC patio doors opening to a Juliet balcony providing ample natural light .



BEDROOM ONE 4.2 x 2.3m (13'8 x 7'8)





A double bedroom with wood-effect laminate flooring, an electric radiator, and a UPVC window.

EN-SUITE



A modern three-piece suite comprising a shower cubicle, low flush toilet, and hand wash basin. The room benefits from partially tiled walls and flooring, a chrome towel radiator, ceiling spotlights, and an extractor fan.

BEDROOM TWO 3.7 x 2.5m (11'11 x 8'0)



A double bedroom with an electric radiator and UPVC window.



BATHROOM



A stylish bathroom fitted with a three-piece suite comprising a bath with handheld shower, low flush toilet, and hand wash basin. Additional features include partially tiled walls and flooring, a chrome towel radiator, ceiling spotlights, and an extractor fan.

UTILITY

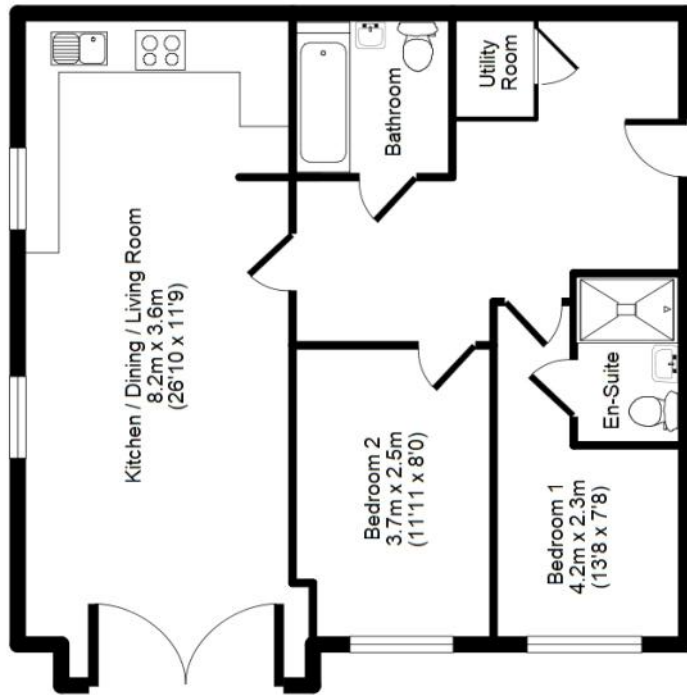
A useful space housing the washing machine and hot water tank.

EXTERNAL

Externally, the property benefits from access to a secure gated car park with key code entry, providing one allocated parking space as well as additional visitor spaces. A bin store completes the development's facilities.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 64 sq. m / 691 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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