



5 Trinity Place

Halifax, HX1 2BD

£950 PCM





A rare opportunity to rent a sizeable Grade II Listed stone built three bedroom town house located in close proximity to the town centre and providing living accommodation over three floors. The property is situated along a private no-through road and offers one parking space along the parade whilst internally boasting living accommodation in excess of 1,500sq foot.

Internally the mid 19th Century construction gives large rooms throughout and high ceilings. Rooms comprise; main living reception room to front elevation, dining kitchen to rear elevation with range of base, drawer and wall units, four ring gas hob, electric oven, breakfast bar area. First floor: two double size bedrooms and house bathroom to include low flush WC, sink pedestal and 'P' shaped bath with over bath shower to mixer taps. Additional separate WC to first floor. Second floor: box room ideal for a range of uses such as a home-working study or library and having velux skylight. Third double bedroom with velux skylight.

Recent refurbishment undertaken to include replacement timber double glazed sash windows, new gas combi boiler, floor coverings, and updated roof insulation.

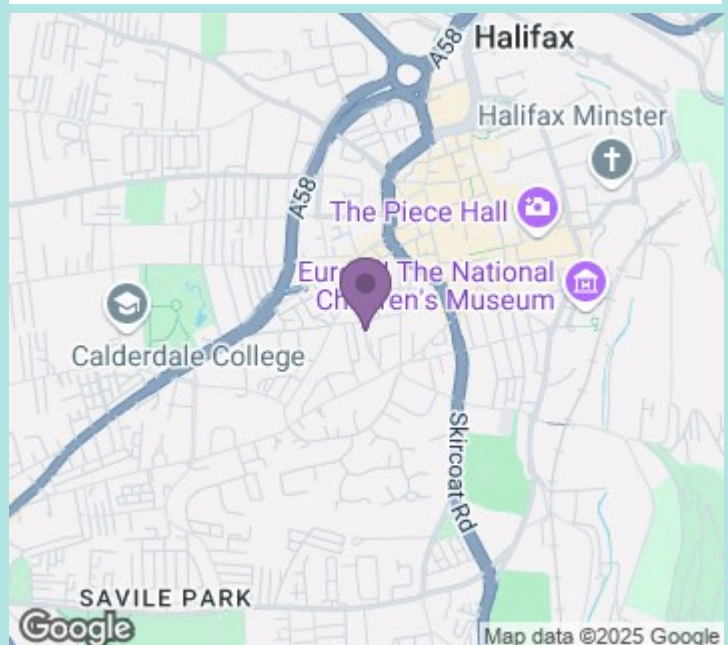
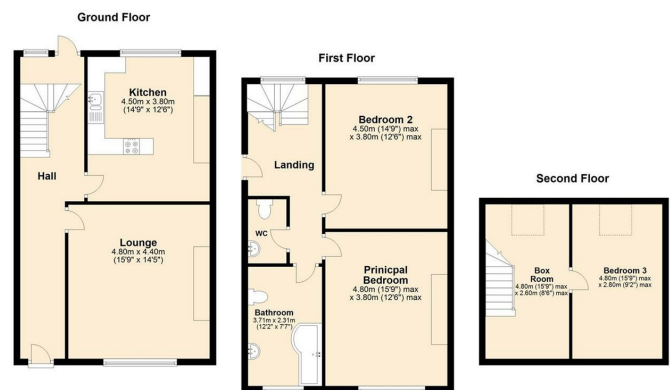
Accommodation:

Externally the property benefits from a situation along a no-through private road. One parking space is provided for on street parking on Trinity Place. To the rear is a gated enclosed yard area providing useful external space. Main living room to the front elevation providing a spacious reception area. Large dining kitchen with range of base, drawer and wall units incorporating breakfast bar. Also benefiting from integrated electric oven and four ring gas hob. Large double bedroom to the front elevation, a second good size double bedroom, house bathroom with three piece white suite to include low flush WC, sink pedestal, and 'P' shaped bath with over bath shower to bath mixer taps. Accommodation benefiting from an additional WC located separately to the first floor and having sink basin. Stairs open up into a useful box room with velux skylight which is large enough to comfortably incorporate a home office, library, or play room. A third double bedroom to the top floor with velux skylight.

Location:

Would suit a professional family who want easy access to the wealth of town centre amenities, and the public transport links via road/rail to the larger conurbations of Leeds & Manchester. Also ideally situated ideally for large town employers including Lloyds Banking Group.

Council tax band: B
EPC rating: D
Deposit: £1,096



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