

Peter David

Properties Ltd

Residential Sales and Lettings



Oxford Road,

£220,000





Peter David Properties are delighted to bring to market this bright and airy two-bedroom, two-bathroom apartment on the second floor, boasting a Juliet balcony. This property is available within the highly sought-after McCarthy Stone retirement living development located in the heart of Halifax. Trinity Court, purposefully constructed for those over 60, offers a serene and secure environment for its residents. The apartment includes a well-equipped kitchen, spacious lounge, two comfortable bedrooms, a bathroom, and a separate shower room. Residents benefit from the presence of a House Manager onsite and a 24-hour emergency call system for added peace of mind.

Trinity Court offers an array of amenities, including landscaped gardens, a communal Homeowners' lounge furnished with a computer and HD television for social gatherings, and a convenient laundry facility equipped with washing machines and dryers. For visiting guests, a guest suite is available (additional charges may apply), and parking is facilitated through a permit scheme, subject to availability.

Nestled in the vibrant town of Halifax, Trinity Court enjoys proximity to various shops, including both well-known brands and local boutiques, as well as popular attractions such as the Borough Market and Piece Hall. The town center also features theaters, restaurants, the Square Chapel arts venue, and the new library and museum. Prospective residents must meet the age requirement of 60 years as a condition of purchase.

- TWO BEDROOMS
- TWO BATHROOMS
- COMMUNAL LOUNGE & GARDENS
- CLOSE TO HALIFAX TOWN CENTRE
- ON SITE HOUSE MANAGER
- MOBILITY SCOOTER CHARGING POINT
- COUNCIL TAX BAND - C
- EPC RATING - B

Accommodation

Entrance hall

Upon entering through the front door, equipped with a spy hole for added security, you step into a generously proportioned entrance hall. Within this hall, you'll find the 24-hour Tunstall emergency response system, ensuring residents' safety and peace of mind. A door off the hallway provides access to a spacious walk-in storage cupboard, also functioning as an airing cupboard, housing the Gledhill water heater and Vent Axia air recovery system. The hall features illuminated light switches, a smoke detector, an apartment security door entry system complete with an intercom, and an emergency pull cord for added safety measures. From the hall, doors lead to the inviting lounge, comfortable bedrooms, and a convenient shower/wet room.

Lounge

11'9" x 16'11" (3.6 x 5.17)

The lounge offers a generous space, featuring a double glazed window and a Juliet balcony that floods the room with natural light. With abundant space for dining, this area is perfect for entertaining guests. It comes equipped with TV and telephone points for convenience. Completing the ambiance are ceiling lights, fitted carpets, and raised electric power sockets.

Kitchen

7'10" x 7'2" (2.4 x 2.2)

The kitchen presents a contemporary design, boasting a selection of matching wall and base units with complementary work surfaces. Tiled splashbacks and tiled flooring. Equipped with a stainless steel sink featuring a mixer tap and drainer, the kitchen benefits from a double glazed window offering views of the communal grounds. Appliances include a built-in Hotpoint oven, a four-ring electric hob with an extractor hood above, and convenient built-in fridge freezer.

Bedroom one

9'10" x 17'1" (3.02 x 5.22)

The primary bedroom offers ample space, featuring a generously proportioned walk-in wardrobe complete with shelving and hanging rails, providing practical storage solutions. Additionally, this bedroom benefits from an en-suite bathroom for added convenience and privacy.

En suite

9'3" x 7'0" (2.82 x 2.15)

The en-suite bathroom is completely tiled and comes equipped with a suite comprising of a panelled bath with a thermostatically controlled shower overhead, a WC, and a vanity unit wash hand basin with a mirror above. Adding comfort, there's a heated towel rail, while for added safety, an emergency pull cord is conveniently installed.

Bedroom two

8'11" x 13'2" (2.72 x 4.02)

The second bedroom, a comfortable double, features a double glazed window, offering natural light and views. This versatile space could alternatively serve as a dining area or home office.

Bathroom

4'11" x 7'0" (1.5 x 2.15)

The shower room is fully tiled, featuring a shower cubicle, WC, wash basin, and a mirror positioned above. Adding to the comfort, there's a heated towel rail.

Service charges

Service Charge: £3,374.16 per annum

The service charge includes a range of essential services and amenities. The presence of a House Manager, cleaning of communal windows, water rates for both communal areas and individual apartments, as well as electricity, heating, lighting, and power for communal spaces. Additionally, it covers the 24-hour emergency call system, maintenance of gardens and grounds, repairs and upkeep of both interior and exterior communal areas, and a contingency fund for future redecoration needs. Furthermore, the charge includes buildings insurance.

It's important to note that the service charge does not extend to external expenses such as Council Tax, electricity bills, or TV subscriptions.

Service Charge: £3,374.16 per annum

Car parking

The car parking scheme is allocated based on availability. Each resident is provided with an allocated space, subject to availability, for an annual fee of £250. Permits are distributed on a first-come, first-served basis.

Lease details

Lease length: 125 years from 2012

Ground rent: £495 per annum - Reviewed Jan 2027

Directions

Please use post code HX1 2GX for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



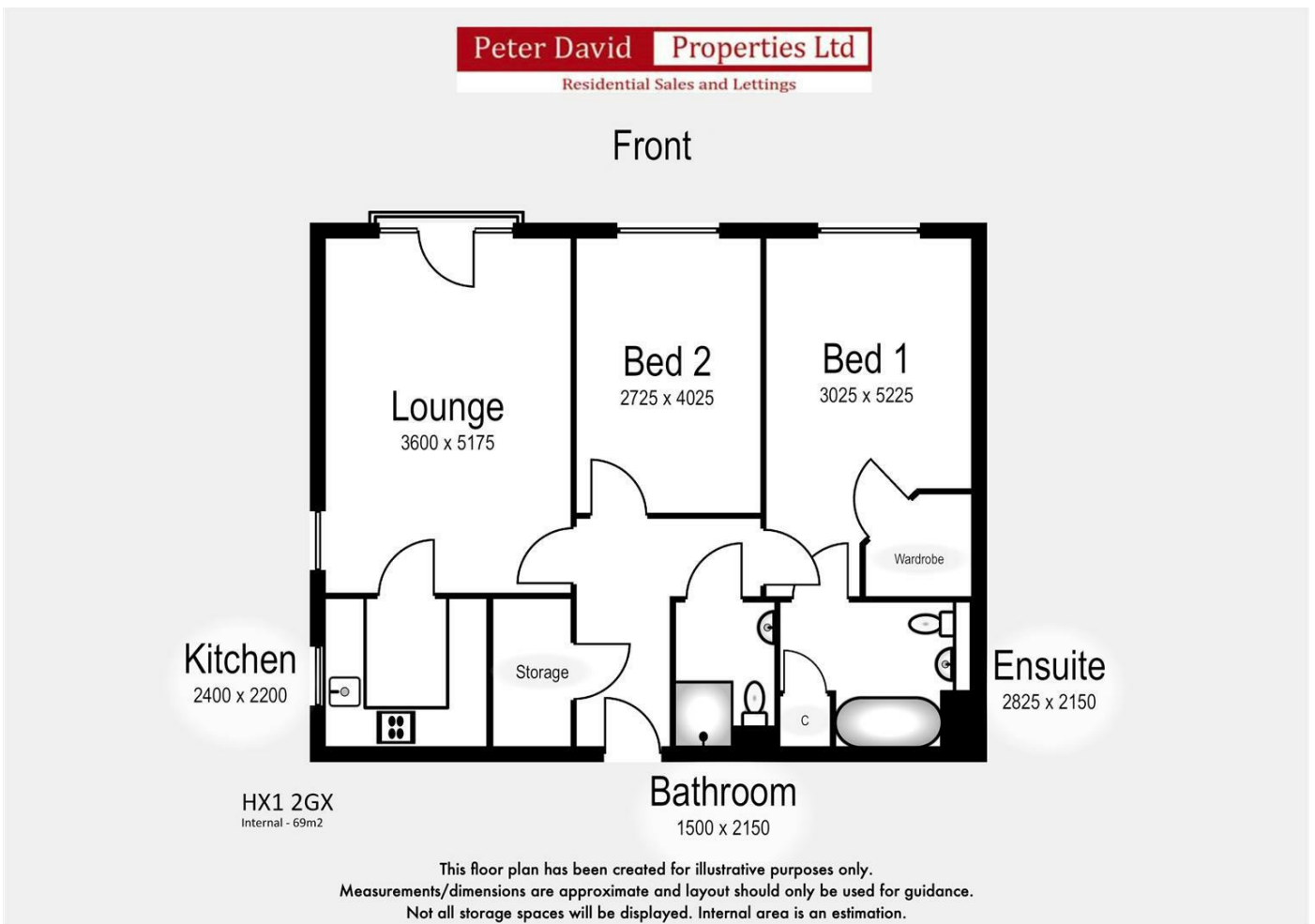
Hybrid Map



Terrain Map



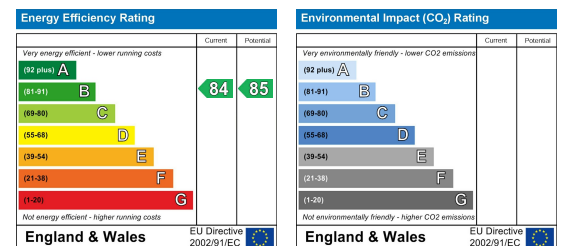
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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