



**Flat 5, 18 Hinds Chambers Crossley Street, Halifax, HX1 1UF**  
**£575**

Well presented studio apartment located in the heart of Halifax Town Centre with convenient access to the plentiful amenities and transport links. Having been recently modernised the apartment blends character features and modern fixtures and fittings.

## COUNCIL TAX BAND - A

## EPC RATING - TBC

The residence is located on the second floor in a block of six apartments. Each flat has gas central heating and double glazing and have been thoughtfully modernised with stylish kitchens and bathrooms. This flat comprises of an entrance area which leads to a dining kitchen/living area. The kitchen has a range of fitted appliances including an oven and fridge freezer. There is a bedroom/living space with a bathroom located off this room.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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