



**Courier House, King Cross Street, HALIFAX HX1 2DG**



**welcome to**

**Courier House, King Cross Street, HALIFAX**

William H Brown are pleased to bring to the market this one bedroom first floor apartment at a Guide Price of £60,000 - £70,000 close to Halifax town centre & local amenities. Benefitting a modern fitted kitchen and bathroom and available with no onward chain! Call us now to arrange your viewing!



### **Entrance Hall**

With carpeted flooring, a ceiling light point and an electric heater. The entrance hall also benefits from storage.

### **Lounge**

9' 8" x 8' 2" ( 2.95m x 2.49m )

With a double glazed window to the front elevation, two ceiling light points and an electric heater. The lounge itself has carpeted flooring.

### **Kitchen**

7' 10" x 10' 9" ( 2.39m x 3.28m )

Fitted kitchen with wall and base units and complementary work surfaces, incorporating sink and drainer with tiled splashbacks. With an electric oven and hob. There are three spotlights, plumbing for a washing machine and the kitchen itself has wood laminate flooring.

### **Bedroom One**

21' 5" x 7' 9" ( 6.53m x 2.36m )

With two ceiling light points, and electric heater and a double glazed window to the front elevation. The bedroom itself has carpeted flooring.

### **En-Suite**

Comprising of a low flush w/c, wash hand basin and a shower cubicle. There is an electric towel rail, three spotlights and the en-suite itself has vinyl flooring.



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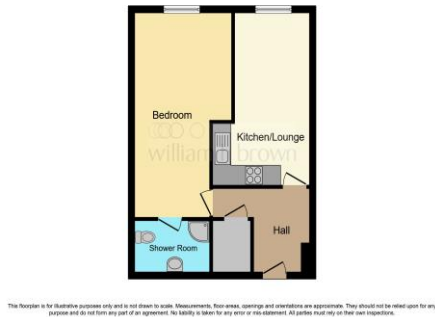
## Courier House, King Cross Street, HALIFAX

- Within Walking Distance To The Town Centre
- Close To Local Amenities
- Perfect For First Time Buyers & Investors
- Guide Price £60,000 - £70,000
- No Chain

Tenure: Leasehold EPC Rating: C

guide price

**£60,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HFX111730 - 0008

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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