



Clare Court, Prescott Street, Halifax HX1 2QA

welcome to

Clare Court, Prescott Street, Halifax

Situated close to Halifax town centre is this one bedroom second floor apartment which is modern and presented to a great standard. Close to all local amenities and public transport links. Open plan living with an allocated parking space. Early viewings are recommended so contact us now to view!



Entrance Hall

With wood laminate flooring, ceiling light point, wood laminate flooring and an intercom.

Lounge

19' x 7' 8" (5.79m x 2.34m)

With a double glazed window to the front and rear elevation, eleven spot lights and two electric fires. There are four velux windows and the lounge itself has wood flooring, ample space for free standing furniture and is open plan with the kitchen.

Kitchen

19' x 7' 8" (5.79m x 2.34m)

Modern fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap and tiled splashbacks. There is plumbing for a washing machine, wood laminate flooring and the kitchen is open plan with the lounge.

Bedroom One

12' 4" x 9' 9" (3.76m x 2.97m)

Double bedroom with a velux window, ceiling light point, carpeted flooring and space for free standing furniture.

Bathroom

The bathroom comprises of a low level w/c, wall mounted wash hand basin and a panelled bath. With a velux window, three spot lights, tiled walls and vinyl flooring.



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Clare Court Prescott Street, Halifax

- ****OFFERS OVER £80,000****
- ALLOCATED PARKING SPACE
- CLOSE TO THE TOWN CENTRE & ALL LOCAL AMENITIES
- MODERN & PRESENTED TO A GOOD STANDARD THROUGHOUT
- OPEN PLAN LIVING

Tenure: Leasehold EPC Rating: D

offers over

£80,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, coverings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or misstatement. All parties must rely on their own inspection.



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 999 years from 30 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for details such as Leasehold packs.

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.



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