

North Park, Halifax HX1 2HH

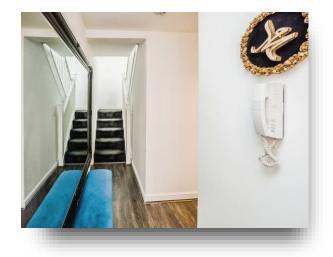
# welcome to

# **North Park, Halifax**

Situated in Halifax within close proximity to the town centre and all local amenities is this three bedroom upper floor Duplex apartment which offers spacious accommodation benefitting from a balcony, open plan living & a garage. Early viewings advised. Contact us now to book a viewing!













#### **Entrance Hall**

With laminate flooring, two ceiling light points and intercom. The entrance hall benefits from extra storage space.

## **Open Plan Lounge/Kitchen**

21' 5" max x 11' 3" ( 6.53m max x 3.43m )

The lounge benefits from laminate flooring, two wall lights, French doors leading to the balcony, upvc double glazed window to the front elevation and storage heater. The kitchen is open plan in the lounge and boasts wall and base units with complementary work surfaces over. There is an integrated fridge & freezer, oven, induction hob with extractor hood over and washing machine. There is a stainless steel sink and drainer, ceiling spot lights and laminate flooring.

#### **Bathroom**

Located on the ground floor is the bathroom comprises of a white three piece suite which includes a back to wall w/c, wash hand basin and a panelled bath with shower over. There is a upvc double glazed window to the front elevation, three spotlights and an electric towel rail. The bathroom itself has half tiled walls and tiled flooring.

### **Bedroom One**

12' 7" max x 10' 10" ( 3.84m max x 3.30m )

Located on the first floor is a double bedroom with a balcony over looking the lounge, two velux windows and ceiling light point. The bedroom itself has carpeted flooring and space for free standing furniture.

### **Shower Room**

The shower room comprises of a back to wall w/c, wash hand basin and a shower cubicle. With an electric towel rail, ceiling spot lights, Velux window and tiled flooring and walls.

#### **Bedroom Two**

9' 1" x 8' 8" ( 2.77m x 2.64m )

With carpet flooring, ceiling light point, upvc double glazed window to the rear elevation, electric heater and storage space.

#### **Bedroom Three**

8' 6" x 6' 8" ( 2.59m x 2.03m )

With carpet flooring, ceiling light point, upvc double glazed window to rear elevation and storage heater.





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# **North Park, Halifax**

- OPEN PLAN LIVING
- **GARAGE**
- **BALCONY**
- **READY TO MOVE INTO**
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES

### Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HFX113221 - 0002 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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