



**Clare Hall Apartments Prescott Street, Halifax HX1 2HQ**



**welcome to**

**Clare Hall Apartments Prescott Street, Halifax**

A one bedroom upper floor apartment in Halifax close to the town centre and transport links. Modern throughout with open plan living/kitchen and allocated parking space. Early viewings are recommended so contact us arrange your viewing!



### **Entrance Hall**

The entrance hall benefits from carpet flooring and a lift to upper floors.

### **Open Plan Lounge/Kitchen**

25' 11" x 14' 11" ( 7.90m x 4.55m )

#### **Lounge**

15' 4" x 14' 11" ( 4.67m x 4.55m )

The lounge benefits from carpet flooring, gas central heating radiator, ceiling spot lights, New DGW to the side and rear elevation.

#### **Kitchen**

16' 1" x 8' 2" ( 4.90m x 2.49m )

The kitchen area is open plan in the lounge and benefits from wood flooring, ceiling spotlights, wall and base units with work tops over, stainless sink and drainer, built in electric oven with extractor hood over and a new DGW to the side elevation.

#### **Bedroom**

16' 5" x 10' 3" ( 5.00m x 3.12m )

The bedroom benefits from carpet flooring, ceiling spot lights, gas central heating radiator and a New DGW to the side elevation.

#### **Bathroom**

The bathroom benefits from vinyl flooring, tiled walls, panelled bath with shower over, sink and pedestal, low level WC and gas central heating radiator.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Clare Hall Apartments Prescott Street, Halifax

- **\*\*OFFERS OVER £100,000\*\***
- ONE BEDROOM APARTMENT
- LOCATED IN HALIFAX TOWN CENTRE
- NEW DOUBLE GLAZED WINDOWS
- PRIVATE PARKING

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HFX113527 - 0004

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.



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)