

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" ($5.00m \times 3.12m$) 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.





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

Tenure: Leasehold EPC Rating: Awaited

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.

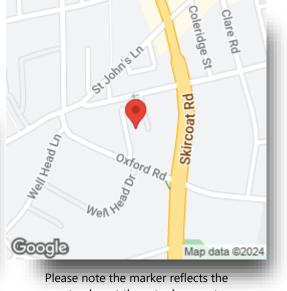
offers over **£100,000**





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postcode not the actual property



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.

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