



**Martins Mill, Pellon Lane, Halifax X1 5QJ**



**welcome to**

**Martins Mill Pellon Lane, Halifax**

This two-bedroom apartment situated in Pellon offering spacious living accommodation situated close to local schools & amenities which could be of interest to a first-time buyer. Benefiting from allocated parking and lifts to all floors. Contact us now to view!



### **Entrance Hall**

The entrance hall comprises of carpet flooring, ceiling light point, storage cupboard.

### **Lounge**

14' 7" x 12' 8" ( 4.45m x 3.86m )

The kitchen comprises of carpet flooring, ceiling light point, electric heater, UPVC double glazed windows to the side elevation.

### **Kitchen**

15' 2" x 7' 5" ( 4.62m x 2.26m )

The kitchen comprises of laminate flooring, ceiling spotlights, matching wall and base units, electric oven and hob, stainless sink with drainer.

### **Bedroom One**

14' 6" x 9' 4" ( 4.42m x 2.84m )

Bedroom one comprises of carpet flooring, ceiling light point, electric radiator, UPVC double glazed window to the side elevation.

### **Bedroom Two**

14' 5" x 8' 11" ( 4.39m x 2.72m )

Bedroom two comprise of carpet flooring, ceiling light point, electric radiator, UPVC double glazed window to the side elevation.

### **Bathroom**

The bathroom comprises of laminate flooring, ceiling spot ights, electric radiator, panelled bath with shower over, low level W/c, pedestal hand wash basin.



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## **Martins Mill Pellon Lane, Halifax**

- TWO BEDROOM APARTMENT WITHIN HISTORIC MILL
- \*\*\*OFFERS OVER £75,000\*\*\*
- ALLOCATED PARKING & LIFT TO ALL FLOORS
- SITUATED CLOSE TO THE TOWN CENTRE
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2573.60

Ground Rent: 296.73

This is a Leasehold property with details as follows; Term of Lease 250 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.

offers over

**£75,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114308 - 0004

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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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