

Martins Mill, Pellon Lane, Halifax X1 5QJ

# welcome to

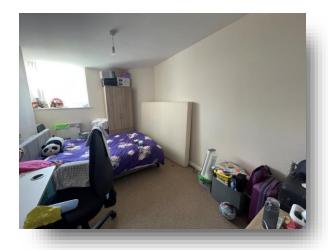
# **Martins Mill Pellon Lane, Halifax**

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







Beech Hill School

Relignity

Hanson Ln

Hanson Ln

May Do May data ©2025

Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HFX114308



Property Ref: HFX114308 - 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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