

Courier House King Cross Street, HALIFAX HX1 2DG

welcome to

Courier House King Cross Street, HALIFAX

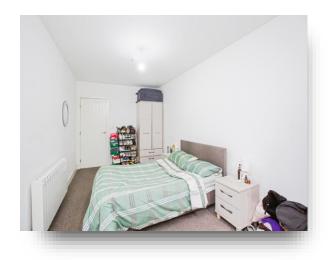
Offered with no onward chain this one-bedroom apartment situated close to the Halifax town centre, offers in the region of £60,000 which would be of interest to a first time buyer as the apartment is currently tenanted. Contact us now to book your viewing!

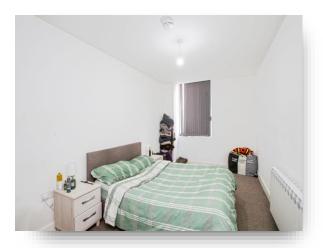












Entrance Hall

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

Lounge

24' 8" x 17' 4" ($7.52m \times 5.28m$) The lounge comprises of carpet flooring, ceiling light point, electric heater, UPVC double glazed window to the rear and side elevation.

Kitchen

The kitchen comprises of laminate flooring, ceiling spotlights, ceiling light point, matching wall and base units with work top over, fitted oven with hob and extractor over, electric heater, UPVC double glazed window to the rear and side elevation.

Bedroom

16' 9" x 8' 11" ($5.11m \times 2.72m$) The bedroom comprises of carpet flooring, ceiling light point, electric radiator, UPVC double glazed window to the rear elevation.

Shower Room

The shower room comprises of tiled walls and flooring, ceiling light point, heated towel rail, low level W/c, pedestal wash basin, fully plumbed shower.





welcome to

Courier House King Cross Street, HALIFAX

- ***OFFERS OVER £60,000***
- OPEN PLAN WITH KITCHEN & LOUNGE
- SOLD WITH TENANT IN SITU
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- •

Tenure: Leasehold EPC Rating: C Council Tax Band: A Service Charge: 1192.44 Ground Rent: 150.00 This is a Leasehold property with details as follows; Term of Lease 125 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.

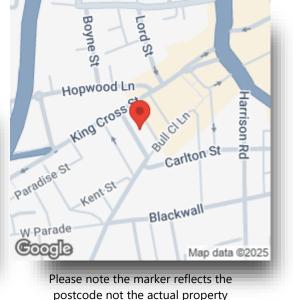
offers over.

£60,000



check out more properties at williamhbrown.co.uk





The Property Ombudsman

Property Ref: HFX114200 - 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

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



williamhbrown.co.uk