



Trinity Court Oxford Road, Halifax HX1 2GX

welcome to

Trinity Court Oxford Road, Halifax

Trinity court is a superb retirement development for over 60's, built in 2012 by McCarthy & Stone and being situated in close proximity to Halifax town centre providing excellent access to local shops and amenities. This one bedroom apartment has been superbly presented with a modern kitchen!



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, storage room and intercom system.

Lounge

17' 1" x 13' 9" (5.21m x 4.19m)

The lounge comprises of carpet flooring, ceiling light point, electric fire and radiator, UPVC double glazed window to the rear elevation. UPVC doors leading to a Juliet balcony.

Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)

The kitchen comprises of tiled flooring, matching modern wall and base units with work surfaces over, Siemens induction hob, integrated oven and microwave, integrated Siemens fridge freezer, extractor fan and UPVC double glazed window to the side elevation.

Bedroom

13' 2" x 12' 7" (4.01m x 3.84m)

The bedroom comprises of carpet flooring, ceiling light point, spacious fitted internal wardrobes, electric radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled wall and flooring, ceiling light point, electric radiator, fitted wash hand basin, low level W/c, walk in shower



view this property online williamhbrown.co.uk/Property/HFX114549



welcome to

Trinity Court Oxford Road, Halifax

- FOURTH FLOOR ONE BEDROOM RETIREMENT APARTMENT
- ***OFFERS OVER £170,000***
- MODERN KITCHEN & NICELY PRESENTED THROUGHOUT
- COMMUNAL LOUNGE & GARDENS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2604.75

Ground Rent: 425.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£170,000



This floor plan is for illustrative purposes only it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be used as part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114549



Property Ref:

HFX114549 - 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



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk