



Trinity Court, Oxford Road, Halifax, HX1 2GX

welcome to

Trinity Court, Oxford Road, Halifax

William H Brown are proud to bring to the market a spacious one-bedroom ground floor retirement living apartment, recently painted with neutral colours and fitted consistently throughout with quality carpets and underlay.



Entrance Hall

Large carpeted entrance hall comprises of illuminated light switches, ceiling light point, smoke detector, intercom security door entry and 24-hour emergency call system. In addition, there is a walk-in storage / airing cupboard which houses the boiler, meters, useful shelving and small door mounted medicine cabinet. Doors leading to the lounge, bedroom and shower room.

Open Plan Lounge

16' 11" x 11' 4" (5.16m x 3.45m)

The lounge comprises of a glazed door, wall-to-wall carpeting, illuminated light switch, TV and telephone points, raised electric power sockets, central ceiling light point, electric heater, white UPVC double glazed French doors opening out to a small paved patio area and overlooking the fully landscaped communal gardens at the rear of the development bordering on to Prescott Street.

Kitchen

8' 1" x 7' 11" (2.46m x 2.41m)

The kitchen area has recently been upgraded and comprises of harbour grey vinyl flooring, black sink and drainer with dual lever tap, white / grey marble effect worktops and backboards along with base cupboards and drawers and wall units with LED underlighting. There is a black glass ceramic hob with pretty feature splashback and a separate eye level single oven. Integrated fridge and freezer. Centre ceiling LED strip light.

Bedroom

13' 8" x 9' 5" (4.17m x 2.87m)

The bedroom comprises of wall-to-wall carpeting, ceiling light point, illuminated light switches, electric heater, white UPVC double glazed window to the rear. In addition, there is a superb walk-in wardrobe, consisting of high and low hanging rails and a central shelving unit.

Shower Room

The shower room comprises of tiled walls and flooring, walk in shower, low level toilet, fitted wash hand basin with large mirror above, fitted low level double door vanity unit with shelf. There is also an electric shaver point and light, extractor fan and a wall mounted heated towel rail.

Externally

Externally the property benefits from communal parking and gardens.

Other Information

Monthly service charge for the upkeep of the communal areas, cleaning and repairs and a bi-annual ground rent charge.

Allocated car parking permit scheme if required (subject to availability).

Leasehold property - Term of lease: 125 years from 01 June 2012

Local Area

Trinity Court is situated within the historic market town Halifax, West Yorkshire with its stunning architecture in the heart of the Pennines which is surrounded by beautiful countryside. The town centre boasts the famous Victorian market hall - the Halifax Borough Market as its centre piece which open 6 days a week. There is the vibrant 'Westgate' Quarter with its shops, music, cafes and restaurants leading down to the unique Grade 1 listed Piece Hall, a magnificent Georgian building that was once a very busy centre for the wool trade. The building hosts of number of events throughout the year, including music festivals, craft fairs and food markets. The 15th century Halifax Minster, the Town Hall, Eureka Museum and the Victoria Theatre also form part of a number of historic buildings also within the town centre.



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welcome to

Trinity Court Oxford Road, Halifax

- Over 60's Complex
- Ground Floor Apartment
- Open Plan Living Kitchen
- Close to Halifax Town Centre, bus routes and train station
- 24 hour emergency system

Tenure: Leasehold EPC Rating: B

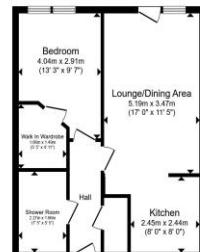
Council Tax Band: B Service Charge: 2604.71

Ground Rent: Ask Agent

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 to scale. Any measurements, floor areas including any total floor area, rooming and room areas and other details are approximate only. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or inaccuracy. A party must rely upon its own inspection(s). Powered by www.propertyphoto.co.uk



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFX115010 - 0010

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**



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