



40 Trinity Court Oxford Road, Halifax, West Yorkshire, HX1 2GX

Offers In The Region Of £115,000

- : Attractive Accommodation
- : 24 Hour Emergency Call Service
- : Walk in Wardrobe
- : Viewing Essential
- : Spacious Living Room
- : Communal Residents Lounge
- : Guest Suite For Family & Friends
- : Modern Kitchen & Bathroom
- : Lift To All Floors
- : Realistically Priced

40 Trinity Court Oxford Road, Halifax HX1 2GX

Trinity Court is a superb retirement development, built in 2012 by McCarthy & Stone, and being situated in close proximity to Halifax Town centre providing excellent access to the shops and other amenities. The facilities at Trinity Court include a homeowner's lounge, a communal garden, a laundry, and an attractive guest suite with en suite facilities for the use of friends and family. Trinity Court has a dedicated House Manager, a security entrance system and 24-hour emergency call points to provide peace of mind. This attractive modern one bed roomed apartment provides delightful living accommodation within this desirable residential development and is being offered at this realistic asking price in order to encourage a prompt sale.



Council Tax Band: B



ENTRANCE HALL

STORE/BOILER ROOM

Providing excellent storage facilities and being fitted with shelves and housing the central heating boiler.

LOUNGE WITH DINING AREA 3.45m max narrowing to 2.3

11'3" max narrowing to 7'6" x 23'7"

This spacious Lounge has double French doors opening onto a Juliet balcony, one radiator, one TV point and a fitted carpet.

FITTED KITCHEN 2.26m x 3.03m max

7'4" x 9'11" max

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above, electric fan assisted oven and grill and an integrated fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls with a matching tiled floor, and a double-glazed window to the rear elevation.

BEDROOM 2.91m narrowing to 1.71m x 5.10m extending

9'6" narrowing to 5'7" x 16'8" extending to 21'0"

This double bedroom has floor to ceiling double glazed windows to the rear elevation, one electric radiator, and a fitted carpet. Door to

WALK-IN WARDROBE

With hanging rails, fitted shelves and a fitted carpet, The walk-in wardrobe also provides extra storage facilities.

WETROOM

With modern three-piece suite comprising hand wash basin in vanity unit, low flush WC and shower cubicle. The wet room is fully tiled including the floor and has a Dimplex electric heater and heated towel rail.

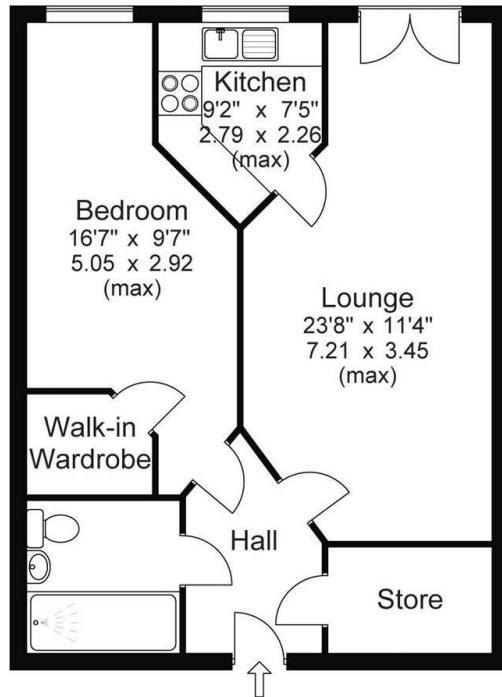
GENERAL

The property is leasehold on a 125-year lease commencing June 2012. The ground rent is 425 per annum with a current service charge (2024) of 207 per month. Trinity Court has a homeowner's lounge which is ideal to meet new people and socialise with other residents' friends or family. There is a 24-hour emergency call system, a dedicated House Manager CCTV door entry and a Laundry.

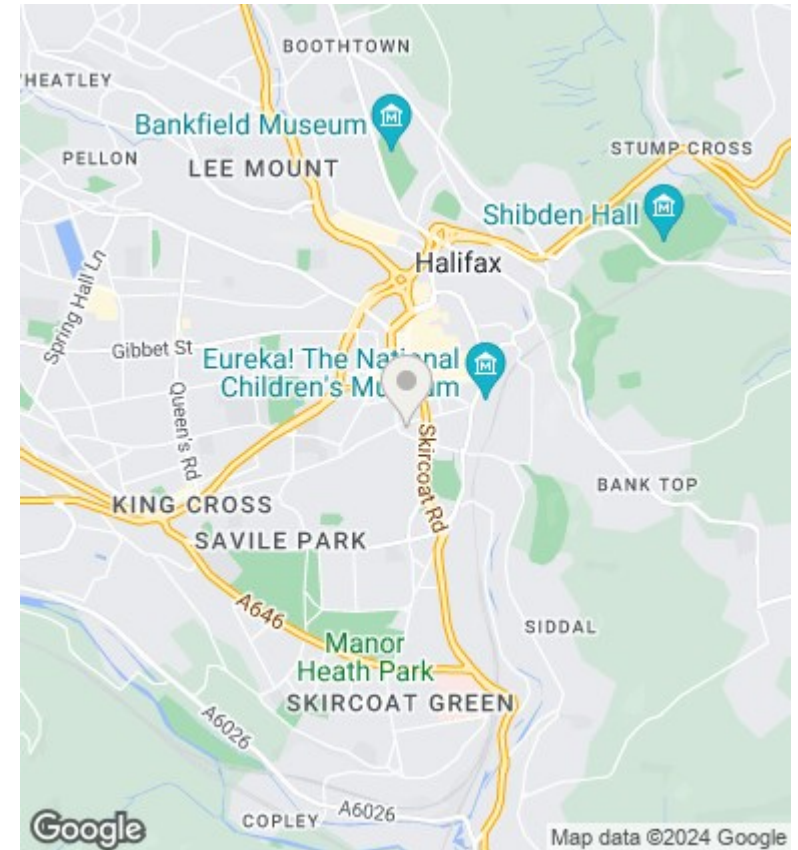
EXTERNAL

Trinity Court is set in communal gardens. Car parking spaces can be rented on an annual basis when available with further parking for visitors.

Approx Gross Floor Area = 613 Sq. Feet
 = 56.9 Sq. Metres



For illustrative purposes only. Not to scale.



Directions

SAT NAV HX1 2GX

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	