



19 The Hub Caygill Terrace, Halifax, HX1 2NF

Offers In The Region Of £110,000

- : Extremely Convenient Location
- : Open Plan Living & Dining Area
- : 2 Bedrooms
- : Designated Parking Within A Gated Community
- : Easy Access to Trans Pennine Road & Rail Network
- : Attractive Accommodation
- : Modern Kitchen With Appliances
- : 2 Bathrooms
- : Easy Access To Halifax Town Centre
- : Viewing Essential

# 19 The Hub Caygill Terrace, Halifax HX1 2NF

Welcome to The Hub, Halifax - a charming location for this delightful apartment! This property boasts a modern feel, offering a fresh and contemporary living space.

Upon entering, you are greeted by a spacious entrance hall which leads to a large open plan living area, perfect for entertaining guests or simply relaxing after a long day. The two bedrooms provide ample space for, guests, or even a home office. With two bathrooms, there will be no more queuing in the morning rush!

Situated in a prime location, this flat offers convenience and accessibility to all amenities. Whether it's a quick stroll to the local shops and restaurants or a short drive to the nearby parks, this property is sure to cater to your every need. It provides easy access to the Trans Pennine road and rail network linking Halifax with the business centres of Manchester & Leeds.

Don't miss out on the opportunity to make this delightful apartment your new home. Contact us today to arrange a viewing and experience the comfort and style that The Hub has to offer.



Council Tax Band: B



### SPACIOUS ENTRANCE HALL

This long entrance hall has a telephone intercom entry system, and a door to a store cupboard which is plumbed for a washing machine and provides useful storage facilities, wall mounted electric heater and a fitted carpet.

From the Entrance Hall a door opens to the

### OPEN PLAN LOUNGE DINING AND KITCHEN

25'0" x 13'4" extending to 17'11" max

This living space provides an open plan lounge area with uPVC double glazed French doors opening onto a Juliet balcony with uPVC double glazed windows to either side, uPVC double glazed window to the side elevation providing this room with its light and spacious aspect, one TV point and a fitted carpet.

The Dining Area has a uPVC double glazed window to the side elevation, an electric heater and a fitted carpet.

The Kitchen area is fitted with a range of modern wall and base units incorporating matching granite works surfaces with single drainer sink unit with mixer tap, four ring induction hob with extractor in stainless steel canopy above with matching splash back, fan assisted electric oven and grill beneath, integrated fridge freezer and an integrated dishwasher. The kitchen has matching splash backs and inset spotlight fittings to the ceiling.

From the Entrance Hall a door opens to

### BEDROOM ONE

12'5" x 8'3"

This double bedroom has a uPVC double glazed window to the side elevation, one TV point, electric heater and a fitted carpet.

From the Bedroom a door opens to the

### EN SUITE SHOWER ROOM

With modern white three piece suite comprising hand wash basin, low flush W/C and walk-in shower cubicle. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset mirror, inset spotlight fittings to the ceiling and a matching tiled floor.

From the Entrance Hall a door opens to

### BEDROOM TWO

7'5" x 10'10"

With uPVC double glazed window to the side elevation, built-in wardrobes to one wall, electric heater and a fitted carpet.

From the Entrance Hall a door opens to the

### MODERN BATHROOM

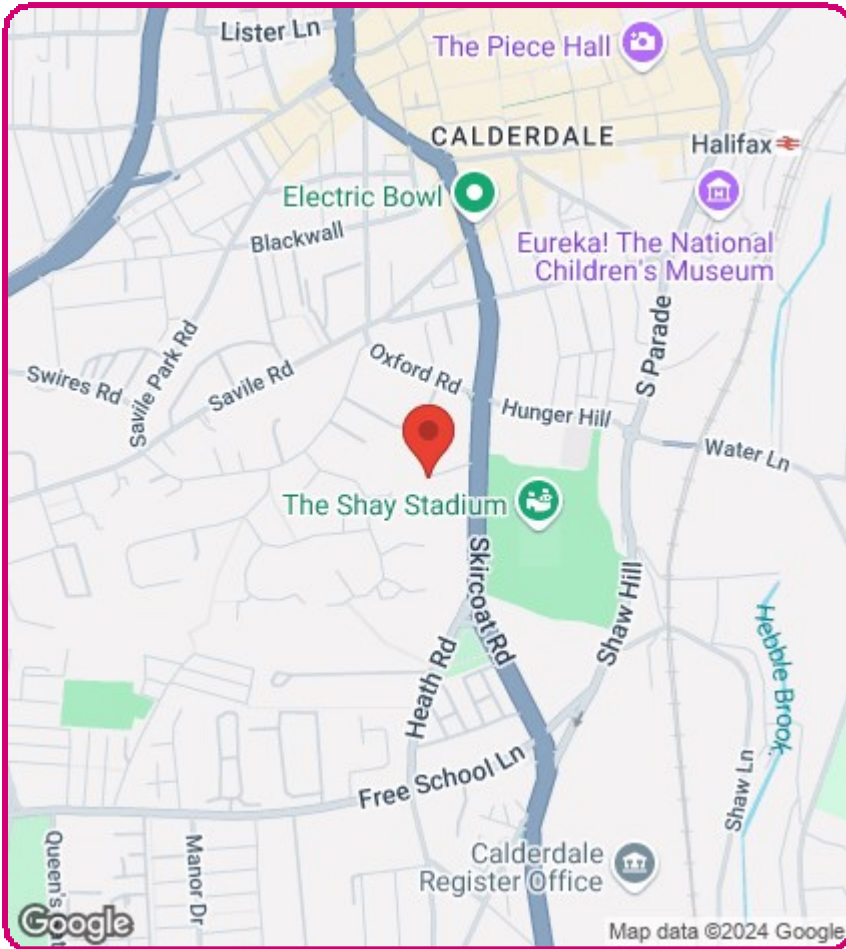
With white three piece suite comprising hand wash basin with mixer tap, low flush W/C and panelled bath with mixer shower tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, inset mirror, inset spotlight fittings to ceiling and a chrome heater towel rail/radiator.

### GENERAL

The property is Leasehold with a Lease of 245 years commencing 2011, service charge of tbc per annum and ground rent is tbc per annum . The property has the benefit of mains water and electric with the added benefit of uPVC double glazing and electric heating. The council tax band is B

### EXTERNAL

There is a designated parking space within a secured gated community and further parking available for visitors.



### Directions

SAT NAV HX12NF

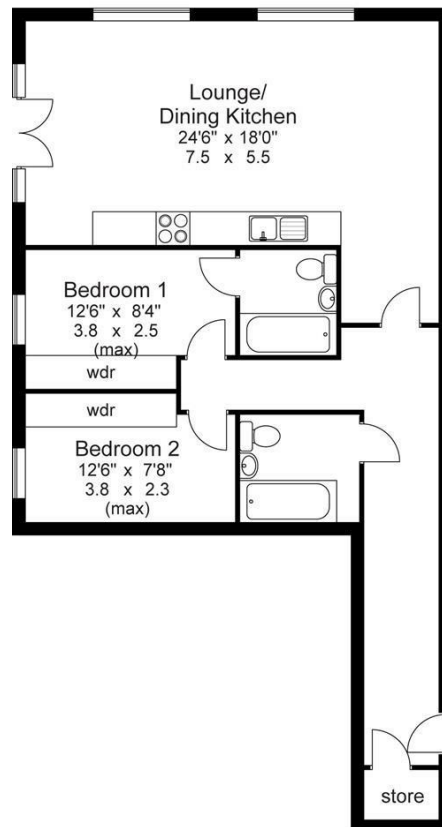
### Viewings

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

### EPC Rating:

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

Approx Gross Floor Area = 811 Sq. Feet  
= 75.3 Sq. Metres



For illustrative purposes only. Not to scale.