



# CROWN

## ESTATE AGENTS

### Batley Street, Halifax



**£600 Per Calendar Month**



2



1



1



79

**\*\*AVAILABLE SOON\*\*** This very attractive flat located with the popular residential area of Halifax. Situated just over a mile away from the local Train Station. Other amenities such as Dentists, Schools and the Hospital are also within a short radius away. Contact Castle Dwellings to reserve your place today!



- Basement Flat
- Two Double Bedrooms
- Open Plan Lounge Kitchen
- Bathroom with Shower Over
- Well Presented Throughout
- Bond £2000.00
- Holding Fee £460.00
- Council Tax Band A
- EPC GRADE - C

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Front

A Charming Stone built building with sweeping countryside views.

### Entrance Hall

Coming into the entrance hall there is access to all further rooms.

### Lounge Kitchen

The large open Kitchen Living area has a range of Grey, sleek glossy base units and wall mounted units complimented with a light oak style worktop. There is a fitted electric hob, oven and extractor fan. A single stainless steel sink and drainer with a mixer tap. The dark oak flooring makes this a room for entertaining and relaxing alike.

### Bathroom

In keeping with the modern feel and design of this flat is the grey tiled bathroom. Perfectly formed with a bath and over shower, along with a wash hand basin.

### Separate Toilet

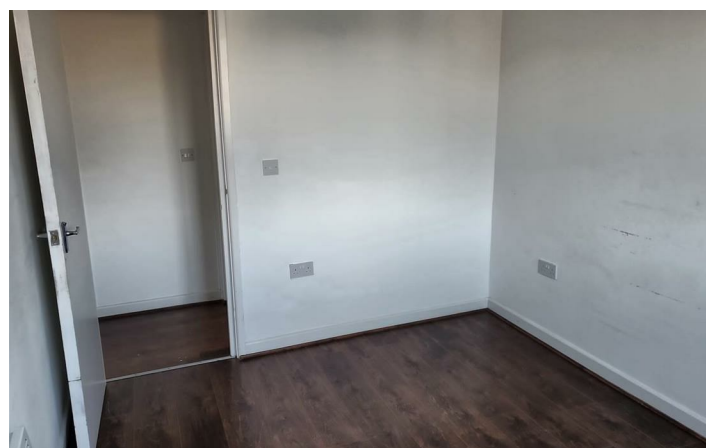
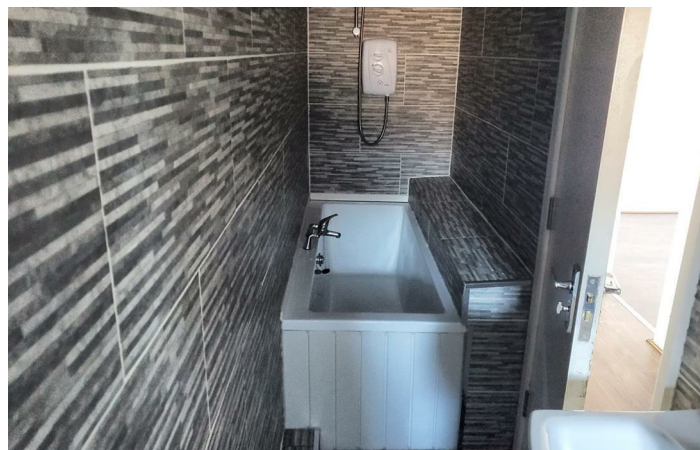
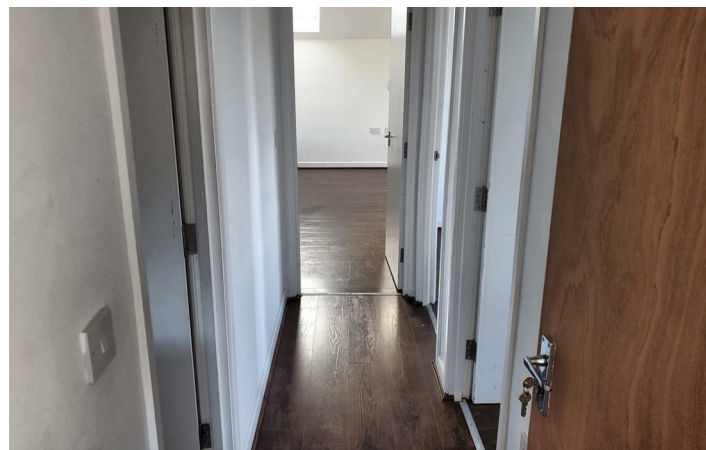
The separate toilet provides convenience for use. Stylishly decorated and with a built in sink and under storage unit.

### Bedroom One

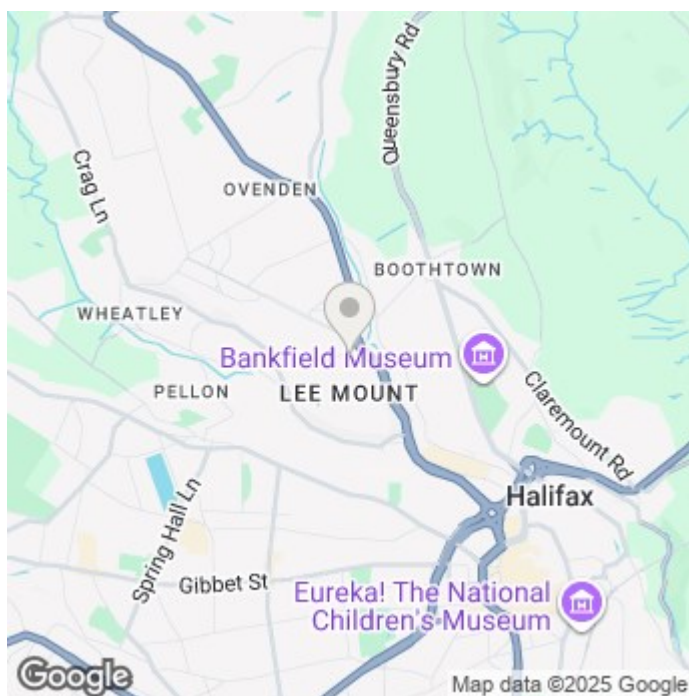
With the same dark flooring throughout the flat. Ready to move in to.

### Bedroom Two

The second bedroom fitted with the same slick flooring ready for your guests.



## Floor Plan



### 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>                            | 79                                                                                                            | 81        |
| (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  |           |

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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