







Trooper Lane, , Halifax, HX3 9LS

- TWO BEDROOM APARTMENT
- OFF STREET PARKING AVAILABLE
- MODERN KITCHEN
- LIFT
- COUNCIL TAX BAND B - EPC GRADE B
- FIRST FLOOR
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- CURRENTLY TENANTED ACHIEVING £516 PCM

HUNTERS®
HERE TO GET *you* THERE

Asking Price £70,000

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DESCRIPTION

Nestled in the desirable area of Southowram, Halifax, this charming two-bedroom apartment offers a perfect blend of modern living and convenience.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The apartment boasts two well-proportioned bedrooms, including a master suite with an en suite shower room, ensuring privacy and comfort. The family bathroom is tastefully designed, catering to the needs of both residents and guests alike.





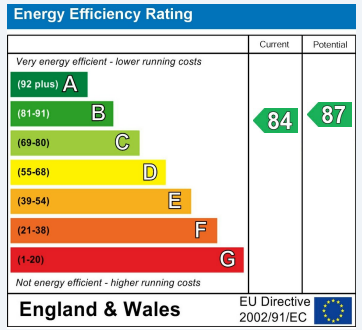
The modern kitchen is equipped with contemporary fixtures and fittings, making it a delightful space for culinary enthusiasts. The property also benefits from off-street parking for one vehicle, a valuable asset in this bustling area.

The property falls under Council Tax Band B and has an Energy Performance Certificate (EPC) rating of Grade B, reflecting its energy efficiency.

With its prime location and appealing features, this two-bedroom apartment is ideal for first-time buyers, small families, or investors seeking a reliable rental property. Do not miss the chance to make this delightful home your own.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact halifax@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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