



**Rawson Apartments, Charlotte Close, Halifax, HX1 2NU**

**welcome to**

**Rawson Apartments, Charlotte Close, Halifax**

Situated in this highly desirable and much sought after residential location, in the heart of Savile Park, lies this first floor two bedroom apartment providing attractive accommodation. Marketed at £170,000, sold with no onward chain. Contact us now to book your viewing!



### **Entrance Hall**

The entrance hall comprises of storage room, electric storage heater , ceiling light point, intercom phone.

### **Lounge/Kitchen**

22' 5" max x 19' 10" max ( 6.83m max x 6.05m max )

The lounge/kitchen comprises of laminate flooring, ceiling light points., French door leading to balcony, matching wall and base units, with worktop over, fitted electric oven with gas hob with extractor over, three heated radiators, stainless sink integrated fridge and freezer, UPVC double glazed window to the rear elevation.

### **Landing**

The landing comprises of carpet flooring, radiator, door leading to boiler room,

### **Bedroom One**

12' 10" max x 9' 11" max ( 3.91m max x 3.02m max )

Bedroom one comprises of carpet flooring, ceiling light point, radiator, Velux window.

### **Bedroom Two**

12' 4" max x 10' 7" max ( 3.76m max x 3.23m max )

Bedroom two comprises of carpet flooring, ceiling light point, Velux window to the front.

### **Bathroom**

The bathroom comprises of vinyl flooring, ceiling light point, panelled bath, low level W/c, wash hand basin.

### **Externally**

Externally the property benefits from a decked spacious balcony and allocated parking. There is also a communal garden.



***view this property online*** [williamhbrown.co.uk/Property/HFX114059](http://williamhbrown.co.uk/Property/HFX114059)



**welcome to**

## **Rawson Apartments, Charlotte Close, Halifax**

- TWO BEDROOM APARTMENT
- MARKETING AT £170,000
- SOLD WITH NO ONWARD CHAIN
- ALLOCATED PARKING & GARDENS
- EASY ACCESS TO THE LOCAL AMITIES OF SKIRTCOAT GREEN & SAVILE PARK

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2003.28

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFX114059](https://www.williamhbrown.co.uk/Property/HFX114059)



Property Ref:  
HFX114059 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**