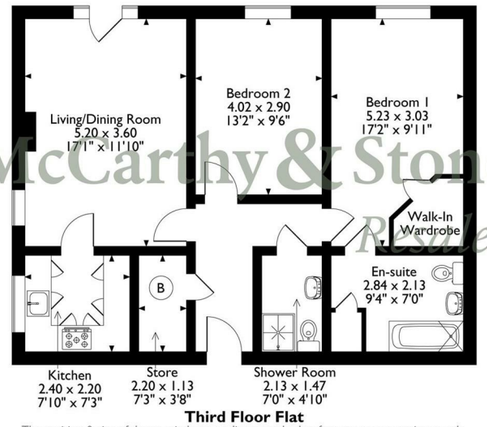
Excellent

Trustpilot

McCarthy & Stone
Resales.

33 Trinity Court, Oxford Road, Halifax
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



Third Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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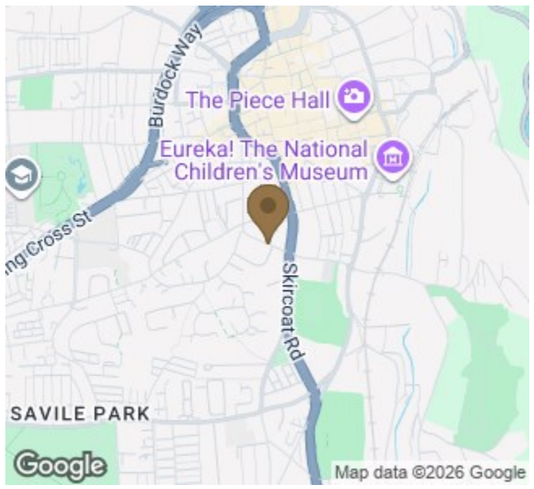

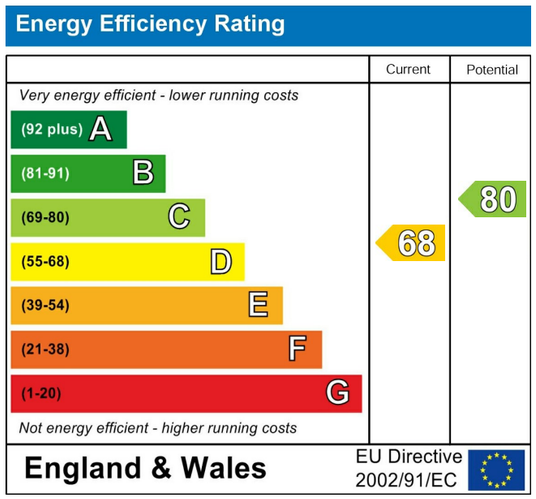

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

33 Trinity Court

Oxford Road, Halifax, HX1 2GX

2 | 2 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 33 Trinity Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £219,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Dual aspect sunny south east facing corner apartment
- Two double bedrooms
- Ensuite bathroom & separate shower room
- Close to local amenities
- Homeowners communal lounge
- House Manager onsite
- 24 hour emergency system
- Landscaped gardens
- Guest suite
- Laundry room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

33 Trinity Court, Halifax

2 | 2 | Asking price £219,500

Trinity Court

Trinity Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 50 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hallway and bathroom.
The development includes landscaped gardens and a Homeowners' lounge with a computer and HD television where residents can get together for coffee mornings and social events. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Trinity Court is situated in the market town of Halifax in West Yorkshire. Trinity Court is located along Oxford Road and borders the residential suburb of Savile Park, which is to the west of the town centre. Halifax Town Centre boasts an abundance of shops and facilities from many High Street brands to local boutiques. Located in the town centre are the famous 'Borough Market' and Piece Hall both of which are within walking distance along with theatres, restaurants, the Square Chapel arts venue, the new library and museum.

Apartment Overview

This beautifully light and sunny two-bedroom third-floor apartment enjoys stunning, far-reaching views across the Calder Valley and landmarks beyond. The spacious dual-aspect lounge benefits from south- and east-facing windows, making the most of the spectacular outlook and allowing natural light to fill the room. With ample space for both comfortable seating and dining furniture, alongside a fitted electric fire with surround, it provides a welcoming setting for relaxing and entertaining.

The fully fitted, east-facing kitchen includes an integrated fridge freezer, a waist-height oven with space above for a microwave, and a four-ring electric hob. The generously sized, south-facing master bedroom features a walk-in wardrobe and an en-suite bathroom with a bath, overhead shower and glass screen. The second bedroom also enjoys a sunny south-facing aspect and offers flexibility as a guest bedroom, study, separate dining room or hobby room. A further shower room, accessed from the hallway, includes a walk-in shower with a glass screen and support rails.

Combining spacious accommodation, sunny aspects and beautiful panoramic views, this apartment offers an inviting home in an elevated position.

Social Lifestyle

The Communal Lounge is at the heart of the community at Trinity Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Car Parking Permit Scheme-Subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £4,328.67 for financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease: 125 years from 1st June 2012
Ground rent: £495 per annum
Ground rent review: 1st June 2027
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.