



**Garden Mill Garden, Street North, HALIFAX HX3 6BP**



**welcome to**

**Garden Mill, Garden Street North, HALIFAX**

Grade II listed building - two bedroom upper floor apartment situated in Halifax, Offers Over £95,000 which could be of interest to the first time buyer or Investor. Close to Halifax town centre and amenities. Benefitting from spacious living and allocated parking. Contact us now to view!



### **Lounge/Kitchen**

21' 2" x 17' 5" ( 6.45m x 5.31m )

Spacious lounge boasting exposed stone with a double glazed window to the front elevation, electric radiator and ceiling light point. The lounge itself has carpeted flooring and is open plan with the kitchen. The kitchen comprises of wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap. With an oven & electric hob with an extractor hood, integrated fridge freezer and the kitchen itself has vinyl flooring.

### **Bedroom One**

15' 4" x 10' 5" ( 4.67m x 3.17m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and electric radiator. The bedroom provides space for free standing furniture and has carpeted flooring.

### **Bedroom Two**

12' x 7' 4" ( 3.66m x 2.24m )

With carpeted flooring, electric radiator, ceiling light point and a double glazed window to the front elevation.

### **Bathroom**

The bathroom comprises of a low level wc, pedestal wash hand basin and a panelled bath with a shower over and glass shower screen. With a ceiling light point, partially tiled walls and tiled flooring.



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## Garden Mill Garden Street North, HALIFAX

- UPPER FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- OPEN PLAN SPACIOUS LIVING
- GRADE II LISTED BUILDING
- SOLD WITH NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2055.83

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 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.

offers over

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115201 - 0002

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