



Trinity Royd Balmoral Place, Halifax HX1 2BG



welcome to

Trinity Royd Balmoral Place, Halifax

A two-bedroom apartment situated in Halifax This property would be ideal for a first time buyer and benefits from residential parking, secure intercom system is located close to local amenities and transport links.



Lounge/Kitchen

15' 4" x 13' 4" (4.67m x 4.06m)

The lounge/Kitchen comprises of laminate flooring, ceiling spotlights, matching wall and base units, oven and hob, electric heater, UPVC double glazed window to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bedroom One

9' 7" x 8' 10" (2.92m x 2.69m)

Bedroom one comprises of carpet flooring, ceiling light point, electric heater, UPVC double glazed window to the side elevation.

En-Suite

The En-suite comprises of laminate flooring, ceiling light points, low level W/c, pedestal wash basin, walk in shower.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Bedroom two comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the side elevation.

Bathroom

The bathroom comprises of laminate flooring, tiled walls, pedestal wash basin, low level W/c, panelled bath, UPVC double glazed window to the rear elevation.

Dressing Room

6' 3" x 4' (1.91m x 1.22m)

The dressing room comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.



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Trinity Royd Balmoral Place, Halifax

- 2 BEDROOM 1 ST FLOOR APARTMENT
- ***OFFERS OVER £120,000***
- RESIDENTIAL PARKING
- LOCATED ON THE OUTSKIRTS OF HALIFAX TOWN CENTRE
- SECURE INTERCOM SYSTEM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 360.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114628 - 0005

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.

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