



Field Close, HALIFAX HX3 5LS

welcome to
Field Close, HALIFAX

Two bedroom apartment in the Lee Mount location marketed at offers over £110,000. Benefiting from a rear garden, allocated parking & double glazed & central heated throughout. The property is close to good schools and transport links. Contact us now to view!



Entrance Hall

The entrance hall comprises of carpet flooring, gas central heating radiator, UPVC door to the front entrance.

Lounge

15' 4" x 12' 1" (4.67m x 3.68m)

the lounge comprises of carpet flooring, ceiling light points, gas central heating radiator, French door to the rear.

Kitchen

9' 1" x 8' 1" (2.77m x 2.46m)

The kitchen comprises of vinyl flooring, matching wall and base units with work top over, gas central heating radiator, fitted oven with gas hob, UPVC double glazed window to the rear.

Bedroom One

11' 7" x 11' 2" (3.53m x 3.40m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the rear.

Bedroom Two

7' 4" x 7' 11" (2.24m x 2.41m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Bathroom

The modern bathroom comprises of tiled walls and flooring, ceiling spotlights, gas central heating radiator, fitted vanity unit with wash hand basin, low level W/c ,fitted shower.

Externally

Externally the property benefits from a rear garden with composite decking and pebbled area.



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Field Close, HALIFAX

- TWO BEDROOM GROUND FLOOR APARTMENT
- LOCATED IN THE LEE MOUNT LOCATION
- ALLOCATED PARKING
- REAR GARDEN WITH COMPOSITE DECKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1047.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115080 - 0004

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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