



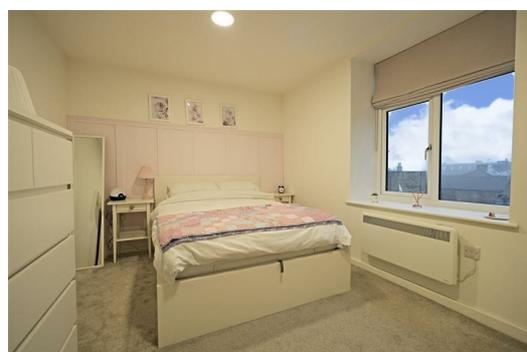
## **Balmoral Place, Halifax, HX1 2BG**

### **£90,000**

A modern and well-presented one bedroom first floor apartment, conveniently located close to Halifax town centre and its wide range of shops, restaurants, transport links and amenities.

The accommodation briefly comprises a bright and comfortable lounge, a contemporary kitchen, a good-sized double bedroom and a bathroom. The property is well maintained throughout and ready to move into, making it an ideal purchase for first-time buyers, downsizers or investors.

Externally, the apartment benefits from one allocated parking space together with additional visitor parking, offering added convenience for residents and guests alike.



### Communal Entrance

Access via secure intercom. Stairs to all floors.

### Lounge 13'8" x 11'6" (4.176 x 3.510)

Electric wall mounted heater. UPVC double glazed window to front elevation.

### Kitchen 5'7" x 10'6" (1.711 x 3.204)

Modern fitted kitchen with a range of wall and base units. Stainless steel single bowl sink. Electric oven and hob with Stainless steel and glass cooker hood over. Plumbing for washing machine.

### Bedroom 14'5" x 9'4" (4.400 x 2.858)

Electric wall mounted heater. UPVC double glazed window to front elevation.

### Bathroom

Modern white three piece suite comprising; bath with mixer taps and electric shower over, wash hand basin and WC. Part tiled. Extractor fan. Electric chrome towel radiator.

### Parking

One allocated parking space plus ample visitor parking.

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is  
tasty.drip.encounter

### Council Tax

A

### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the

information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

