



Clare Hall Apartments Prescott Street, Halifax HX1 2HQ



welcome to

Clare Hall Apartments Prescott Street, Halifax

William H Brown Estate Agents are delighted to bring to the market this one-bedroom ground floor apartment, situated within the stunning Clare Hall development in Halifax, with permit parking. Perfect for a first-time buyer, investor, or couple looking to downsize.



Lounge/.Kitchen

19' 4" x 16' 3" (5.89m x 4.95m)

The lounge/ Kitchen comprises of ceiling spotlights, radiators, fridge, freezer, electric oven and hob, tiled splash back UPVC double glazed window to the front elevation.

Bedroom

11' 8" x 8' 2" (3.56m x 2.49m)

The bedroom comprises of laminate flooring, heating radiator, ceiling spotlights, UPVC double glazed window to the front elevation.

Bathroom/ Wet Room

The bathroom/ wet room comprises of non-slip flooring, ceiling spotlights, pedestal wash basin, gas central heated towel rail, low level W/c.

Externally

Externally the property benefits from allocated parking space and a small patio area.



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Clare Hall Apartments Prescott Street, Halifax

- ONE BEDROOM GROUND FLOOR APARTMENT
- MARKETED AT OFFERS OVER £100,000
- THE APARTMENT IS FULLY WHEELCHAIR ACCESSIBLE.
- IT HAS PARKING PERMITS TO PARK IN THE CLARE HALL APARTMENTS PRIVATE CAR PARK.
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jul 2011.
Should you require further information please contact the branch. Please Note additional

offers over **£100,000**



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115549 - 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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