VG ESTATE AGENT
Dedicated to selling your home...

32 Clare Hall Apartments

Prescott Street Halifax HX1 2HQ

1 1 1

£625 pcm

WELL PRESENTED GROUND FLOOR APARTMENT

SPACIOUS DUAL ASPECT LIVING ROOM

WELL PLANNED KITCHEN & SEPARATE UTILITY ROOM

GENEROUSLY PROPORTIONED BEDROOM WITH FITTED WARDROBES

THREE-PIECE BATHROOM

SECURE OFF ROAD PERMIT PARKING

15 MINS WALK TO HALIFAX CENTRE

UNFURNISHED

This well-presented and deceptively spacious 1 Bedroom apartment is situated in this sought after development close to Halifax town centre. This Grade II listed building has been converted from the old Clare Hall School to create a quality development featuring original architecture with beautiful communal areas and standing in large private grounds with secure residents' parking. Accommodation includes an open plan living room / kitchen with plentiful space to provide separate sitting and dining areas, a utility room, generously proportioned bedroom and three-piece bathroom.

INTERNAL

The accommodation is accessed from a small communal hallway into a neat private entrance hall.

The open plan living room / kitchen is flooded with light thanks to dual aspect windows and there is plenty of room for separate dining and sitting areas.

The kitchen is fitted with a range of wall and base units and equipment includes a 1½ bowl sink, an electric oven with ceramic hob and filter hood above; integrated appliances include a fridge, freezer and dishwasher.

Adjacent to the kitchen is a utility room which has plumbing for a washing machine and space for a dryer.

The spacious double bedroom benefits from fitted wardrobes.

The living accommodation is complemented by a three-piece bathroom comprising P-shaped bath with shower over, low flush WC and a pedestal wash basin.

EXTERNAL

Outside there is secure permit parking for residents.

DIRECTIONS

From Halifax town centre proceed along Huddersfield Road (A629) and turn right into Prescott Street at the traffic lights, immediately before the swimming pool. Take the first left turn into the Clare Hall development and park on the left. Number 32 is on the right hand side, entry door directly beneath the stone 'Girls' sign.

LOCATION

The property is situated within reasonable walking distance of Halifax Town centre and provides excellent access to the local amenities of Halifax, Savile Park and Skircoat Green including shops, schools, a church, launderette, pharmacy and a variety of food outlets.

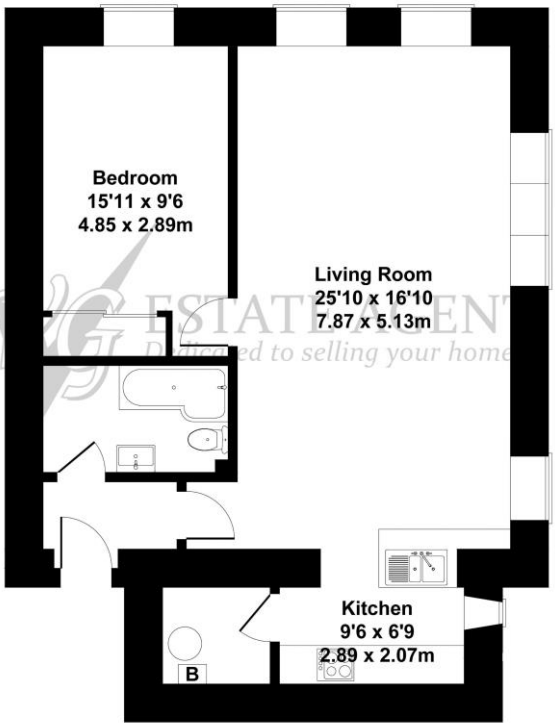
SERVICES

Mains electric and water. Electric central heating complemented by double glazing. Boiler is located in utility room.

COUNCIL TAX BAND - C

EPC RATING - E

Approximate Gross Internal Area
732 sq ft - 68 sq m



TENANT RENTAL APPLICATION PROCESS

If you wish to apply for a property, you will be required to complete a tenancy application form, provide necessary documentation and pay a holding deposit to reserve the property. This is equivalent to one weeks rent and is refundable. It will only be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Once the application is successful, you will be required to pay a bond / security deposit (equivalent to five week's rent) and sign the Tenancy Agreement. The first months' rent is due on the tenancy start date, and the holding deposit will be credited towards this.

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019, as per our Tenant Fees Schedule (available on our website www.houses.vg).

We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).

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