



**Clare Court Prescott Street, HALIFAX HX1 2QA**

**welcome to**

**Clare Court Prescott Street, HALIFAX**

A well-presented one-bedroom apartment in a convenient town centre location, offering modern open-plan living and secure access. Ideally suited to buyers or investors looking for a low maintenance property and marketed at offers over £100,000.



### **Entrance Hall**

The entrance hall comprises of laminate flooring, ceiling light point, intercom.

### **Lounge/Kitchen**

19' 8" x 7' 8" ( 5.99m x 2.34m )

The lounge/kitchen comprises of laminate flooring, ceiling spotlights, base units with work top over, double glazed window front and rear elevation.

### **Bedroom**

12' 4" x 9' 9" ( 3.76m x 2.97m )

The bedroom comprises of carpet flooring, ceiling light point, electric heater, Velux windows.

### **Bathroom**

The bathroom comprises of vinyl flooring, ceiling spotlights, wall mounted wash basin, tiled walls, low level W/c, panelled bath with shower over.

### **Externally**

Externally the property benefits from allocated parking.



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welcome to

## Clare Court Prescott Street, HALIFAX

- SPACIOUS ONE BEDROOM APARTMENT
- MODERN OPEN-PLAN LIVING AND KITCHEN AREA
- PERFECT FOR FIRST-TIME BUYERS OR INVESTORS
- ALLOCATED PARKING SPACE
- CLOSE TO SHOPS, AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 100.00

Ground Rent: 1131.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100 000**



The property location map is not available at this time

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Property Ref:  
HFX115154 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the postcode not the actual property