



Whitaker House Apartments Charlotte Close, Halifax HX1 2NX

welcome to

Whitaker House Apartments Charlotte Close, Halifax

A well-presented two-bedroom duplex apartment, maintained to a high standard throughout and offered for sale at £140,000, benefiting from allocated parking and ideally suited to first-time buyers.



Important Notice:

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

The entrance hall comprises of laminate flooring, ceiling light point, gas central heating radiator.

Lounge/Dining Kitchen

24' 9" max x 16' 6" max (7.54m max x 5.03m max)

The lounge comprises of laminate flooring, gas central heating radiator, timber framed with sealed unit double glazing window. The kitchen comprises of laminate flooring, ceiling light point, air extracting system, tiled splash back, integrated fridge and freezer, oven and hob, dishwasher, gas central heating radiator, matching wall and base units with work surfaces over.

Bedroom One

15' 1" x 12' 4" (4.60m x 3.76m)

Bedroom one comprises of laminate flooring, ceiling spotlights, electric radiator, shutter blinds, timber framed with sealed unit double glazing window.

En-Suite

The En-suite comprises of laminate flooring, ceiling spotlights, radiator, fully fitted shower, electric fan, low level W/c, wash basin.

Bedroom Two

13' 10" x 4' 9" (4.22m x 1.45m)

Bedroom comprises of laminate flooring, electric

panel heater, timber framed with sealed unit double glazing window.

Bathroom

The bathroom comprises of laminate flooring, ceiling light point, panelled bath with shower over, pedestal wash basin.

Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an associate of a member of staff working for the Connells Group.



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- ALLOCATED PARKING SPACE
- LIFT ACCESS
- DOUBLE GLAZED THROUGHOUT
- GAS FIRED CENTRAL HEATING
- AIR EXTRACTION SYSTEM

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3000.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115437 - 0006

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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