



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

**£95,000**

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

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## Disclaimer

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