



Courier House King Cross Street, Halifax HX1 2DG

welcome to

Courier House King Cross Street, Halifax

Offered with no onward chain this one-bedroom apartment situated close to the Halifax town centre, offers over £45,000 which would be of interest to a first time buyer as the apartment is currently tenanted. Contac us now to book your viewing!



Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, electric heater.

Lounge

24' 4" max x 12' 8" (7.42m max x 3.86m)

The lounge comprises of carpet flooring, ceiling light points, electric heaters, UPVC double glazed window to the side elevation.

Kitchen

The kitchen comprises of vinyl flooring, ceiling spotlights, matching wall and base units, electric oven and hob with extractor over.

Bedroom

16' 8" x 8' 10" (5.08m x 2.69m)

The bedroom comprises of carpet flooring, ceiling light point, electric heater, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of vinyl flooring, ceiling spotlights, electric heater, walk in shower, low level, W/c, pedestal wash basin.



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Courier House King Cross Street, Halifax

- ***OFFERS OVER £45,000***
- OPEN PLAN LIVING KITCHEN & LOUNGE
- SOLD WITH TENNANT IN SITU
- GROUND FLOOR APARTMENT
- CLOSE TO TOWN CENTRE AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1192.44

Ground Rent: 144.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over.

£45,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be used as a basis for any purchase and they do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114427 - 0009

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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