



# 304 Fellon House Spring Hall Lane, Halifax

Guide Price £120,275



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Halifax

Stylish one-bed flat in central Halifax with open plan living, modern kitchen, parking, and communal gardens. Ideal for first-time buyers or investors (near 9 percent yield). Long 999-year lease. Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern kitchen units
- Integrated appliances
- Open plan layout
- Large windows
- Modern walk-in shower
- Neutral decor
- Central location
- Modern facade
- Tree-lined street
- Landscaped communal garden areas
- Spacious Open Plan living and kitchen area with ample natural light
- Long Lease of 999 years
- Ideal for Investors or First time Buyers
- Yield Potential close to 9%
- Exclusive off-street parking space included with the property
- Contemporary bathroom with modern fixtures and walk-in shower







## Aspire Estates

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