



Bishopdale Court, Halifax HX1 2QD

welcome to

Bishopdale Court, Halifax

Offered at OFFERS OVER £130,000, this well-presented two-bedroom, two-bathroom first-floor apartment provides modern, comfortable living within easy walking distance of Halifax town centre and National Rail links



Entrance Hall

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

Lounge/Kitchen

19' 11" x 12' 7" (6.07m x 3.84m)

The Kitchen/Lounge comprises of laminate flooring, ceiling light points, gas central heating radiator, matching wall and base units with worktop over, gas oven and hob, UPVC double glazed window to the side elevation, French door to the rear.

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

En-Suite

The En-suite comprises of vinyl flooring, tiled walls, gas central heating radiator, low level W/c, pedestal wash basin, fitted shower, UPVC double glazed window to the front elevation.

Bedroom Two

13' 7" x 8' 9" (4.14m x 2.67m)

Bedroom two comprises carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of laminate flooring, ceiling light point, low level W/c, pedestal wash basin, panelled bath



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Bishopdale Court, Halifax

- TWO BEDROOM FIRST-FLOOR APARTMENT
- TWO BATHROOMS (INCLUDING EN-SUITE)
- WITHIN WALKING DISTANCE OF HALIFAX RAIL STATION
- LOCATED CLOSE TO HIGH-PERFORMING SCHOOLS,
- DOUBLE-GLAZED WINDOWS THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1515.10

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115204 - 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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