



**Clare Hall Apartments Prescott Street, Halifax HX1 2HQ**



**welcome to**

**Clare Hall Apartments Prescott Street, Halifax**

A modern and well-presented apartment located within the popular Clare Hall development, offering open plan living, a contemporary fitted kitchen, two bedrooms and bathroom. Ideally positioned in Halifax town centre with excellent access to shops, transport links and local amenities.



### **Entrance Hall**

Enter the property through a wood door to the front elevation into the entrance hall where there is carpeted flooring and ceiling light point.

### **Lounge**

25' 3" x 10' 3" ( 7.70m x 3.12m )

With a double-glazed window to the rear elevation, ceiling light point and gas central heating radiator. The lounge itself has carpeted flooring.

### **Kitchen**

17' x 11' 6" ( 5.18m x 3.51m )

Good sized fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with a mixer tap and tiled splashback. With an oven & induction hob with extractor hood integral dishwasher & fridge freezer. There is a double-glazed window and wood door to the rear elevation which provides access to the yard, ceiling spotlights and vinyl flooring. The kitchen also provides space for dining furniture.

### **Bedroom One**

9' 5" x 9' 10" ( 2.87m x 3.00m )

Double bedroom with a double-glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

### **Bedroom Two**

9' 7" x 6' 11" ( 2.92m x 2.11m )

With carpeted flooring, gas central heating radiator, ceiling light point and a double-glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with shower over and glass shower screen. The bathroom itself has tiled walls & vinyl flooring.



***view this property online*** [williamhbrown.co.uk/Property/HFX115300](http://williamhbrown.co.uk/Property/HFX115300)



welcome to

## Clare Hall Apartments Prescott Street, Halifax

- GROUND FLOOR TWO BEDROOM APARTMENT
- GOOD SIZED KITCHEN
- CLOSE TO THE TOWN CENTRE
- WELL PRESENTED THROUGHOUT
- OFFERS OVER £130,000

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: 1192.92

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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

**view this property online** [williamhbrown.co.uk/Property/HFX115300](https://www.williamhbrown.co.uk/Property/HFX115300)



Property Ref:  
HFX115300 - 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.



william h brown



**01422 362845**



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1  
5AB



**williamhbrown.co.uk**