



Garden Mill Garden Street North, HALIFAX HX3 6BP

welcome to

Garden Mill Garden Street North, HALIFAX

Grade II listed building - two-bedroom upper floor apartment situated in Halifax, Offers Over £90,000 which could be of interest to the first time buyer or Investor. Close to Halifax town centre and amenities. Benefitting from spacious living and allocated parking. Contact us now to view!



Lounge/Kitchen

21' 2" x 17' 5" (6.45m x 5.31m)

Spacious lounge boasting exposed stone with a double-glazed window to the front elevation, electric radiator and ceiling light point. The lounge itself has carpeted flooring and is open plan with the kitchen. The kitchen comprises of wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap. With an oven & electric hob with an extractor hood, integrated fridge freezer and the kitchen itself has vinyl flooring.

Bedroom One

15' 4" x 10' 5" (4.67m x 3.17m)

Double bedroom with a double-glazed window to the front elevation, ceiling light point and electric radiator. The bedroom provides space for free standing furniture and has carpeted flooring.

Bedroom Two

12' x 7' 4" (3.66m x 2.24m)

With carpeted flooring, electric radiator, ceiling light point and a double-glazed window to the front elevation.

Bathroom

The bathroom comprises of a low level wc, pedestal wash hand basin and a panelled bath with a shower over and glass shower screen. With a ceiling light point, partially tiled walls and tiled flooring.



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Garden Mill Garden Street North, HALIFAX

- UPPER FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- OPEN PLAN SPACIOUS LIVING
- GRADE II LISTED BUILDING
- SOLD WITH NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2055.83

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115201 - 0003

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.

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