Hamilton Bower
ESTATE AGENT

Apartment 36, Garden Mill Garden Street North, Halifax, HX3 6BP
Asking Price £90,000

HAMILTON BOWER are pleased to offer FOR SALE with NO ONWARD SALE CHAIN this TWO DOUBLE BEDROOM UPPER FLOOR APARTMENT located within walking distance to Halifax town centre. With an allocated parking space, good presentation throughout, and no onward sale chain, we expect this property to be popular first-time and investment buyers. Internally comprising; entrance hall, kitchen, lounge/diner, two double bedrooms, bathroom and storage cupboards. Externally the property has an allocated parking space and a secure intercom entry system.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

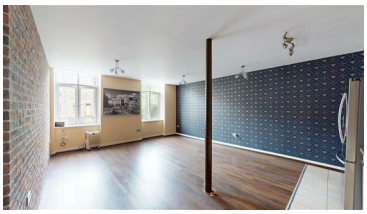
INTERNAL

The property offers two double bedrooms, with all rooms leading off a central entrance hallway that has storage cupboards.

Kitchen

Cooking kitchen with tiled flooring and splashbacks, offering a good range of matching units with complementary worktops.
Appliances - free-standing dishwasher & washing machine, electric hob with extractor, oven/grill, sink with drainer, free-standing american fridge/freezer.

Lounge/Diner



Spacious open-plan lounge/diner with a double fronted view to the front of the building.
With laminate flooring throughout, an exposed brick feature wall, and ample room for a large suite with dining table.

Bedroom

Good-sized double bedroom with a view to the front of the property.
With laminate flooring throughout, included IKEA dressing unit and ample space for a double bed with side tables.

Bedroom

Second bedroom, a further double bedroom with a view to the front.
With grey carpets, and space for a double bed with side tables and wardrobes.

Bathroom

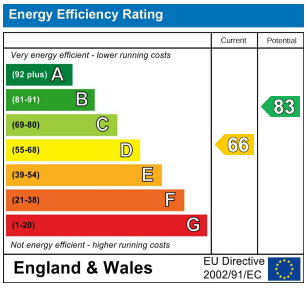
Three-piece bathroom with laminate flooring and tiled splashbacks.
Fitted with a matching white suite - bath with shower, wc, wash basin with unit and towel rail.

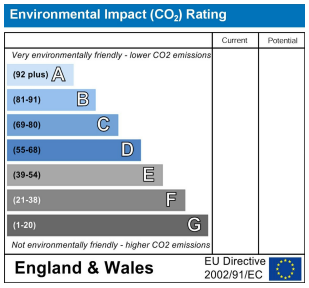
EXTERNAL

Access to the property from the ground floor with a secure

intercom entry system for residents.
The property comes with an allocated parking space, with further visitors parking available on site.

Service charge £2072.00 per year includes water rates
Council tax B


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
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Not environmentally friendly - higher CO2 emissions
England & Wales
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