

## Apartment 6 Beaconsfield House

Bennett Street, Halifax, HX3 9HP

Offers Around £120,000 Leasehold







We are delightedly to bring to market this first floor, two bedroom apartment which has been refurbished to a high standard throughout and would ideally suit a professional person/couple making it an ideal purchase for investors or first time buyers. With an off road parking space, visitor parking available and private, split level garden to the rear.

#### Location

Beaconsfield House enjoys a quiet and tucked away position on Bennett Street which can be accessed via either Southowram or Siddal. This convenient location is within walking distance to Halifax town centre which offers an excellent range of local amenities and transport links including both bus and railway stations.

#### Accommodation

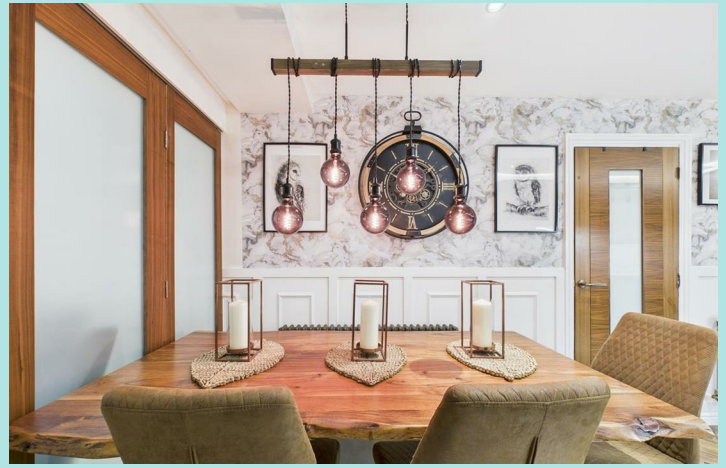
Accessed via a communal entrance door on the ground floor, Apartment 6 is located on the first floor. Entering directly into the stylish kitchen with half height panelling to the walls and an excellent range of high gloss, soft close base, wall and drawer units with contrasting splashbacks, upstands and worktops which incorporate a 1 and 1/2 bowl sink with drainer and mixer tap over. Integrated appliances include: a Zanussi induction hob with extractor above, microwave, electric oven/grill, dishwasher, and a wine cooler fridge. With space for an American fridge freezer. Set off the kitchen is a useful utility cupboard with plumbing for a washing machine, space for a dryer on the worktop and a wall unit. There is space for a dining table by the bi-folding doors which give access into the reception room. With the central feature being the media wall with an electric log effect fire, the cosy lounge further benefits from French doors which overlook and lead out the private garden area.

The principal bedroom benefits from a feature radiator and fitted wardrobes with sliding mirrored doors. Adjacent this bedrooms is the recently installed shower room with uPVC panelled walls and a white suite comprising: wash hand basin set to a vanity unit with mixer tap, WC and walk in shower with glass screen. Completing the accommodation, the second bedroom is a good sized singled with a window overlooking the rear garden.

Externally, the property benefits from off-road parking for one car with additional visitor parking available. The split level private garden is part paved, with an area of artificial grass. Timber decked stairs lead up to an additional garden area. Benefitting from an outside tap, and electric power points and lights.

#### Lease Details

Term: 999 years (less 1 day) from 22 December 2004.  
Ground Rent: £500 per annum.  
Service Charge: £1,044 per annum / £261 per quarter.



Council tax band: B  
EPC rating: C  
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