



## 13 Harrison Road

Halifax, HX1 2AF

**£750 PCM**







Set across the top two floors within this grade II listed building lies this spacious two bedroom apartment in a town centre position. Briefly the accommodation provides two bedrooms plus a spacious lounge to the lower floor, the upper floor provides a dining kitchen & shower room. Sash windows, decorative fireplaces, dado rails & spindled bannister add to the character of this unfurnished accommodation. Providing a size of accommodation not seen in rival developments an early inspection is recommended to fully appreciate the opportunity on offer.

Please note gas & electric usage is invoiced by the landlord on a monthly basis.

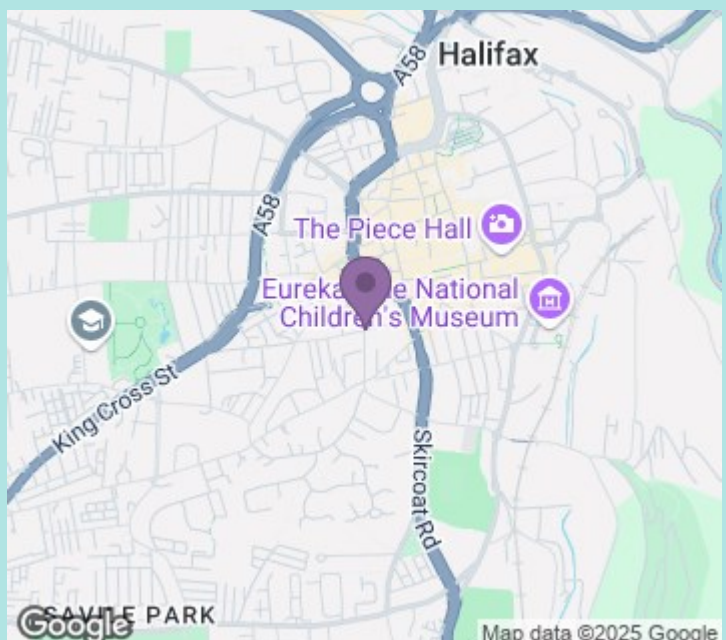
#### Accommodation

A communal entrance door opens into the entrance hall with a decorative spindled staircase leading up to the apartment entrance door. Inside the flat, a spindled staircase goes up to the landing which leads into a spacious lounge & two bedrooms. From the landing a staircase to the upper floor landing leads to the dining kitchen fitted with wooden wall & base units, integrated electric oven, hob, integrated fridge. The shower room is fitted with a three piece suite comprising pedestal wash basin, low flush wc & fully tiled shower cubicle with mains fed shower. The property has gas central heating & intercom entry system.

#### Location

Located in Halifax town centre, this property is close to a number of local amenities such as shops, restaurants, pubs, and gyms. Also within distance of a range of social activities to include the Vue cinema complex, the Victoria theatre, bowling and the Piece Hall. This apartment also has great access to commuter links including bus, taxi, rail & the M62 motorway network.

Council tax band: C  
EPC rating: E  
Deposit: £865



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.