



## The Hub Caygill Terrace

Halifax, HX1 2NF

**£750 PCM**





A superbly appointed two bedroom second floor unfurnished corner apartment located on the fringe of Halifax town centre, within walking distance of shops, offices, and all local amenities. Step inside and you will appreciate the accommodation is well planned, has quality fixtures and fittings throughout, electric heating and uPVC double glazing.

NB: Regrettably pets cannot be considered at the property due to a restriction in the superior lease.

#### Accommodation:

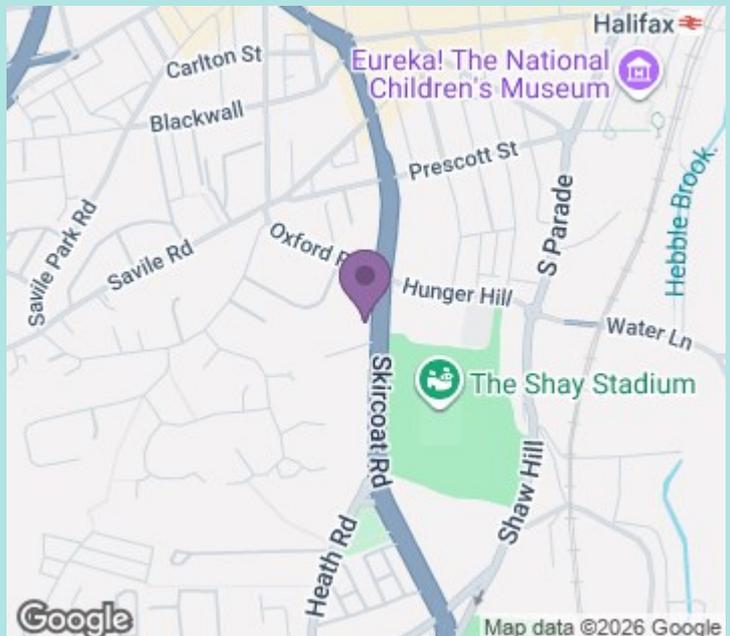
The apartment complex benefits from gated electric entry gates off a no through road into a private car park with allocated parking bays. Secure mobile telephone linked intercom and entry system leads to communal halls & stairwell. Access into the property leads to a generous hallway with convenient utility room housing the water heater & plumbing/space for a washing machine. The main lounge/kitchen occupies a favourable corner aspect enjoying natural light from two elevations, and benefits from a Juliette balcony. The kitchen suite has a range of base, drawer & wall units with an integrated fridge/freezer, dishwasher, and electric cooker.

Master bedroom has the benefit of an en-suite shower room incorporating shower cubicle, low flush WC, and sink basin, with inset mirror behind, & heated towel rail. A second double bedroom provides additional living accommodation and ideal as a study or guest room. The house bathroom has three piece suite to include low flush WC, sink wash hand basin, and panel bath with shower head connector to bath mixer taps. There is tiled flooring and half tiled walls. Again benefiting from heated towel rail and mirror.

#### Location:

The property is situated just outside the central shopping areas providing a more residential environment, but retaining exceptional access to the town's local amenities, recreational facilities, and transport hubs. Halifax provides an ideal base for those commuting to Leeds, Huddersfield & beyond. In addition the property is within good proximity of large employment hubs such as Lloyds Banking Group, and Calderdale Royal Hospital. An early internal inspection is essential.

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



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