Peter David Properties Ltd

Residential Sales and Lettings



Clare Court, Prescott Street

£80,000

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Welcome to this charming ground floor apartment located in the heart of Halifax Town Centre, specifically within the desirable Clare Court. This delightful one-bedroom property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a vibrant urban lifestyle. The property benefits from a parking space.

Upon entering the apartment, you will find a welcoming o[pen plan reception room that provides a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout. The bedroom is well-proportioned, offering a peaceful retreat at the end of a busy day.

The apartment also features a modern bathroom, equipped with essential amenities to cater to your daily needs. The ground floor location adds to the appeal, providing easy access and the convenience of no stairs to navigate.

Living in Halifax Town Centre means you will be surrounded by a variety of shops, restaurants, and local attractions, all within walking distance. The area boasts excellent transport links, making it easy to explore the wider region or commute to nearby cities.

- 1 BEDROOM FURNISHED APARTMENT
- OPEN PLAN LIVING ROOM
- 1 DOUBLE BEDROOM
- BATHROOM
- GROUND FLOOR
- PARKING SPACE
- FITTED KITCHEN
- EPC RATING C
- COUNCIL TAX BAND A

Accommodation

Open plan Lounge/Kitchen
11'6" x 19'8" (3.53 x 6)

Bedroom
9'10" x 11'3" (3 x 3.45)

Bathroom
6'6" x 4'11" (2 x 1.5)

Directions
Please use postcode HX12QA for satnav.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.








CLARE
COURT









Road Map



Hybrid Map

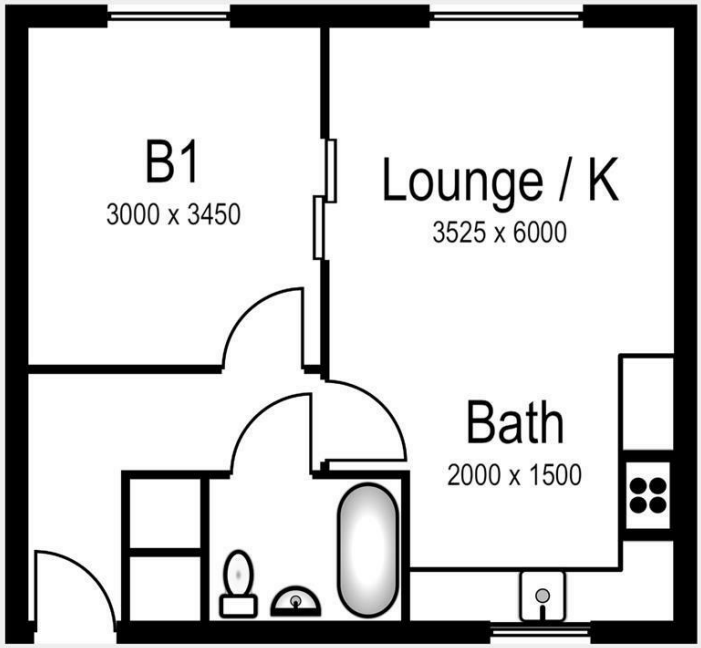


Terrain Map



Floor Plan

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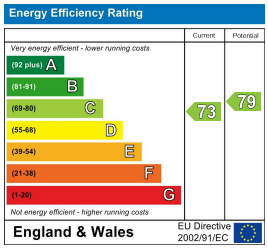
HX12QA
Internal - 39m2

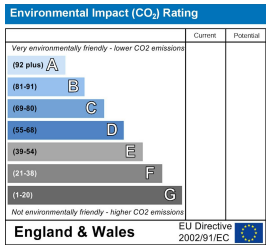
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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