



**15 CLARE COURT
HALIFAX
HX1 2QA**

CENTRALLY LOCATED FOR THE TOWN CENTRE AND IDEALLY SUITED FOR THE SINGLE PERSON OR COUPLE -- Situated just off Halifax town centre lies this attractive furnished one bed roomed ground floor apartment. FULLY MANAGED. An internal inspection is absolutely essential to fully appreciate the attractive accommodation provided which is situated within walking distance of Halifax Town Centre. Comprising: Entrance hall, modern bathroom, open plan lounge, dining area and fitted kitchen with appliances, double bedroom, permit parking facility. Sorry, no pets, smokers or children. Bond required. FURNISHED

£450 PER CALENDAR MONTH

COMPRISING

Front entrance door opens

ENTRANCE HALL

With video security entry system. Electric heater. From entrance hall door opens into

LOUNGE WITH OPEN PLAN KITCHEN

5.96m x 3.17m (19'7" x 10'5")



KITCHEN

Being fitted with a range of modern base units incorporating matching work surfaces with single drainer sink unit with mixer tap, four ring electric hob with electric oven beneath and extractor hood above, integrated fridge, washer dryer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Double glazed window to the front elevation.

LOUNGE

Double glazed window to the rear elevation. Electric heater. One telephone point. One TV point. Laminate wood floor.

BEDROOM 1

3.5m x 3.32m (11'6" x 10'11")

With double glazed window to the rear elevation. Electric heater. Fitted carpet. Sliding door opens into lounge.



BATHROOM/WC

With modern white three piece suite incorporating wash basin, low flush WC and panelled bath with shower unit. This attractive modern bathroom is fully tiled and has a heated towel rail. Cylinder cupboard.



GENERAL

The property has the benefit of mains, water and electric with the added benefit of double glazing.

EXTERNAL

There is a permit for one car.

DIRECTIONS

From Halifax town centre proceed out on the Skircoat Road and Clare Court is on the right hand side after approximately 100 yards. HX1 2QA

PLEASE NOTE

The Landlord has no obligation to repair/replace any of the standalone white goods, appliances or furniture in the property. This does not affect statutory rights.

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

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