



**5 CALDER COURT
HALIFAX
HX1 1UU**

This first floor apartment may just surprise you, with a great sized bedroom, a fabulous shower room, and separate lounge, dining room and well fitted kitchen. This really does offer a degree of flexibility. Would you sacrifice your dining room for a home office or a work room, for example? The outlook is great, too, with a really nice view from this side of the building. Add in the proximity to the bus station for ease of access, and of course the leisure complex on your doorstep, and this stacks up to be a really interesting proposition. Seller to pay all service charges for 2021 by way of incentive.

OFFERS IN THE REGION OF £50,000

Cadney House, 3 Fountain Street, Halifax, West Yorkshire HX1 1LW
Tel: 01422 386376 Fax: 01422 339601 DX: 16009 Halifax
E-mail: agency@wilkinsonwoodward.co.uk
Or visit us at www.boococks.co.uk

BUILDING ENTRANCE

APARTMENT ENTRANCE LOBBY

With telephone intercom entry handset.

LOUNGE

3.73 x 3.51 (12'3" x 11'6")



DINING ROOM

2.90 x 2.86 (9'6" x 9'5")



KITCHEN

3.40 x 2.39 (11'2" x 7'10")

Fitted with a range of wall and base units, complemented by matching drawers and work surfaces to tiled surrounds. Integrated appliances include fridge, freezer, dishwasher, washing machine, four ring ceramic hob with extractor hood and electric oven. A large and useful storage cupboard houses the water heater.



BEDROOM

4.62 x 2.77 (15'2" x 9'1")

A large bedroom with ample space for wardrobes and other bedroom furniture. The room narrows a little. Please see the floor plan.



SHOWER ROOM

Fitted with a three piece suite consisting of low level WC, wash basin and a walk in shower which has both overhead and directional shower attachments, to part tiled walls, and with heated towel rail and extractor fan.



EXTRA INFORMATION

Tenure: Leasehold

Lease Term: 999 years from 1 January 2004

Ground Rent: £292 pa, payable on 1 January annually to Premier Estates Ltd

Service Charge: Currently £2062.80 Payable Monthly (£171.90) to Premier Estates Ltd

Council Tax Band: B

DIRECTIONS

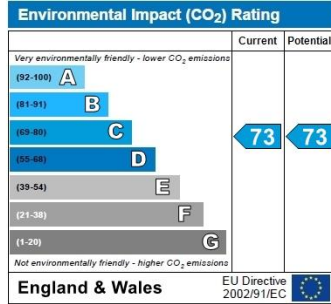
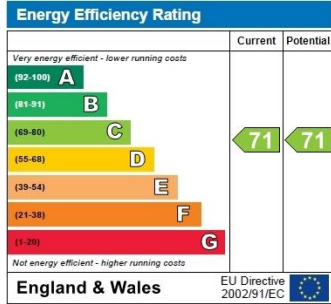
From our office proceed on Commercial Street into Waterhouse Street and turn right down Crossley Street. Turn left into Town Hall Street East. The property can be found on the right hand side. Access can also be gained from Northgate. Postcode: HX1 1UU.

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

(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

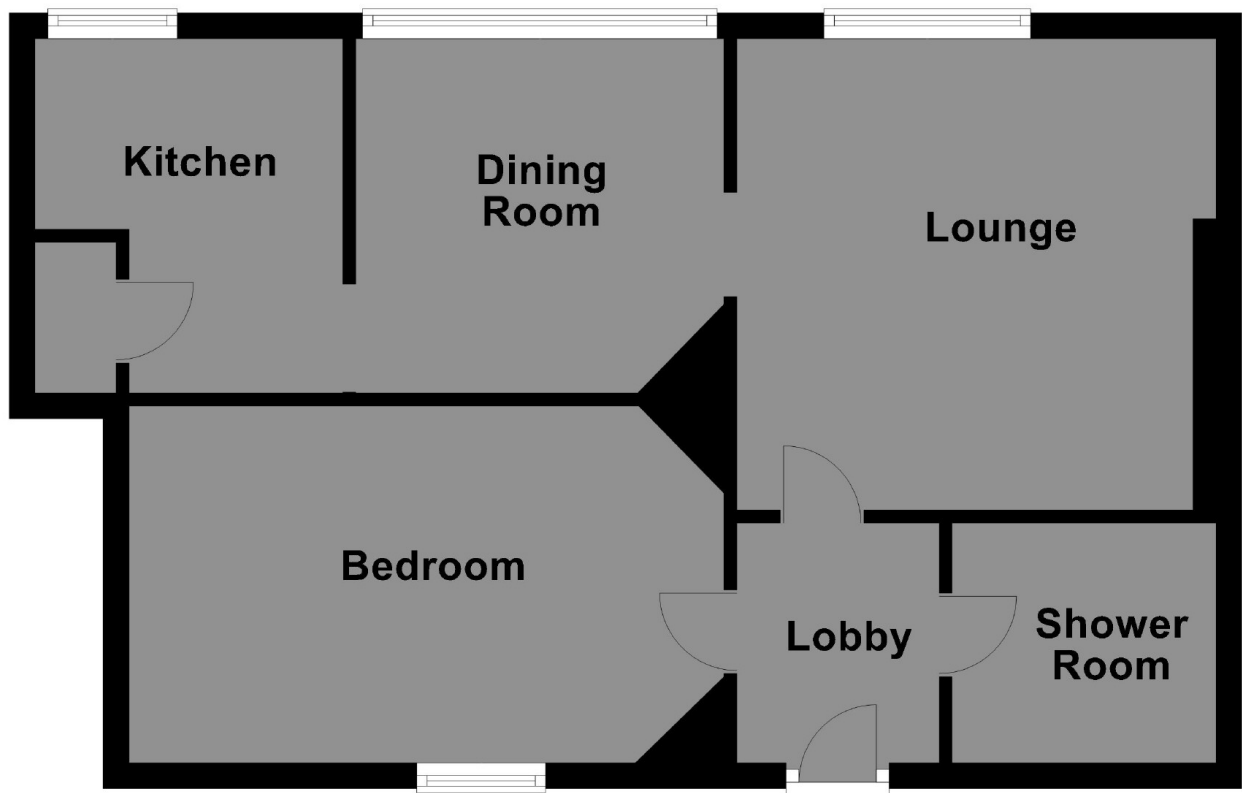
(ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.



5 CALDER COURT, HALIFAX, HX1 1UU

First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.