



BOYS



14 CLARE HALL

PRESCOTT STREET | HALIFAX | HX1 2NR

This beautifully presented and deceptively spacious 2 Bedroom duplex apartment is situated in this sought after development close to Halifax town centre. This Grade II listed building has been converted from the old Clare Hall School to create a quality development featuring original architecture with beautiful communal areas and stands in large private grounds with secure residents' parking.

Accommodation includes a double height open plan living room / kitchen with plentiful space to provide separate sitting and dining areas, two first floor double bedrooms with en-suite bathroom and additional shower room.



GROUND FLOOR

Entrance Vestibule

Open Plan Living Room / Dining Kitchen

FIRST FLOOR

Bedroom 1

En-suite Bathroom

Bedroom 2

Shower Room

COUNCIL TAX

C

EPC RATING

N/A

INTERNAL

The accommodation is accessed from the stunning communal hallway into an entrance vestibule with staircase leading to the first floor. The apartment is immaculately presented throughout with quality fixtures and fittings and new carpets and flooring from Calder Valley Flooring.

The open plan, double height living room / dining kitchen is flooded with light thanks to the floor to ceiling windows and there is plenty of room for separate dining and sitting areas. The stunning kitchen is fitted with a contemporary range of wall and base units with complementary worksurfaces including an island with breakfast bar. Equipment includes a 1½ bowl sink, a Neff electric combination oven, microwave and warming drawer with Neff induction hob. Integrated appliances include a fridge, freezer and dishwasher. Adjacent to the kitchen is an understairs utility cupboard with plumbing for a washing machine.

Both double bedrooms are located on the first floor. The master bedroom is a mezzanine and gains natural light from the large windows in the living room; in addition there are fitted wardrobes with sliding doors and a three-piece en-suite bathroom housing a bath with shower over, WC and pedestal wash basin. The second bedroom is a well-proportioned double, currently utilised as a study. The first floor accommodation is completed with a three-piece shower room housing a corner shower cubicle, WC and pedestal wash basin.

EXTERNAL

Outside there is secure permit parking for residents and guests (2 permits per apartment).

LOCATION

The property is situated within walking distance of Halifax Town centre and provides excellent access to the local amenities of Halifax, Savile Park and Skircoat Green including shops, schools, a church, launderette, pharmacy and a variety of food outlets.

There is regular bus service within 2 minutes' walk and mainline railway stations in Halifax (10 minutes' walk) and nearby Sowerby Bridge (10 minutes' drive). The M62 (J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

Mains electric and water. Electric central heating complemented by double glazing. Boiler is located in utility cupboard.

TENURE & FEES

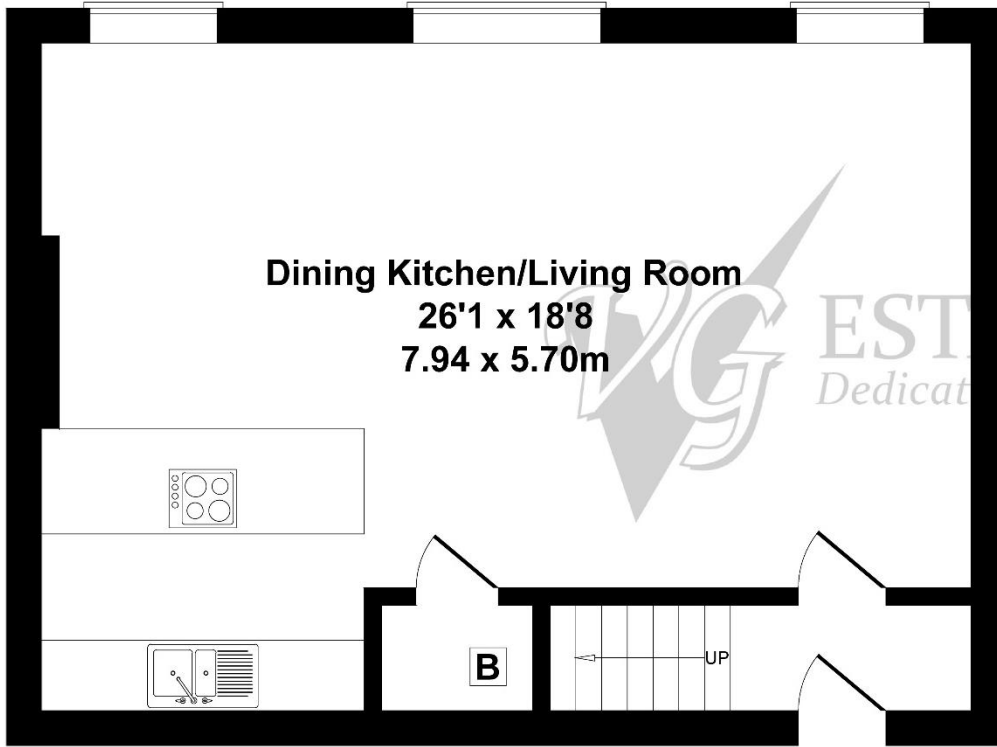
Leasehold. 125-year lease from October 2012. Management fees £1795.40 pa. (2023) Ground rent £150 pa. Monthly buildings insurance £50.

DIRECTIONS

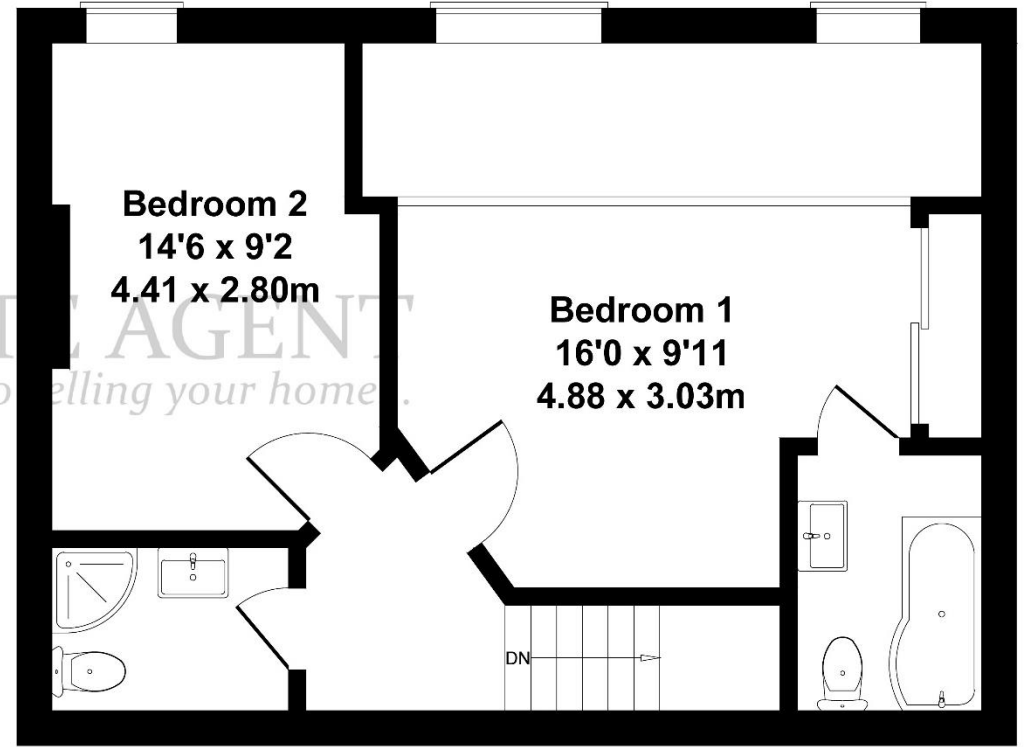
From Halifax town centre proceed along Huddersfield Road (A629) and turn right into Prescott Street at the traffic lights, immediately before the swimming pool. Take the first left turn into the Clare Hall development and continue into the main car park. Number 14 is accessed via the main entry door directly beneath the stone 'Boys' sign.



Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR





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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.