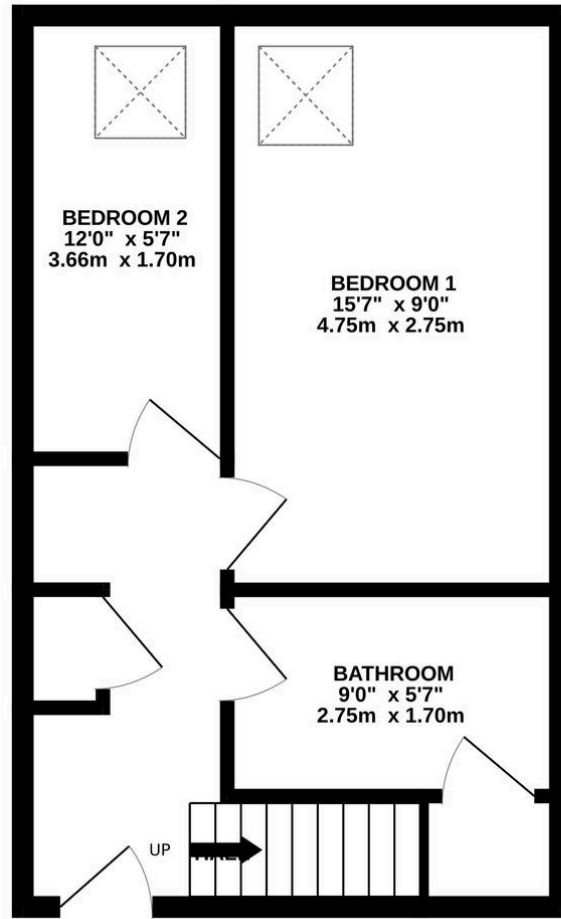




13 The Drill Hall Prescott Street, Halifax
Halifax

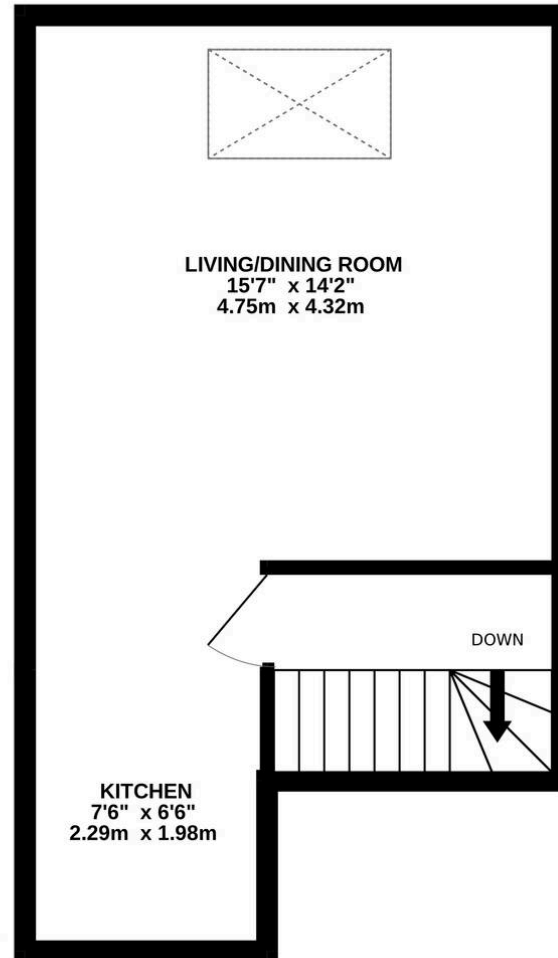
Offers in Region of **£55,000**

GROUND FLOOR



THE DRILL HALL

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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13 The Drill Hall Prescott Street

Halifax

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Simon Blyth
ESTATE AGENTS



Communal Entrance

With stairs rising to the first floor and giving access to the apartment and comprises:-

Entrance Hall

With ceiling light point, cylinder cupboard and to one side a staircase rises to the first floor. From the hallway access can be gained to the following:-

Bedroom One

15' 7" x 9' 0" (4.75m x 2.74m)

A double room which has three velux double glazed windows, ceiling light point and electric wall heater.

Bedroom Two

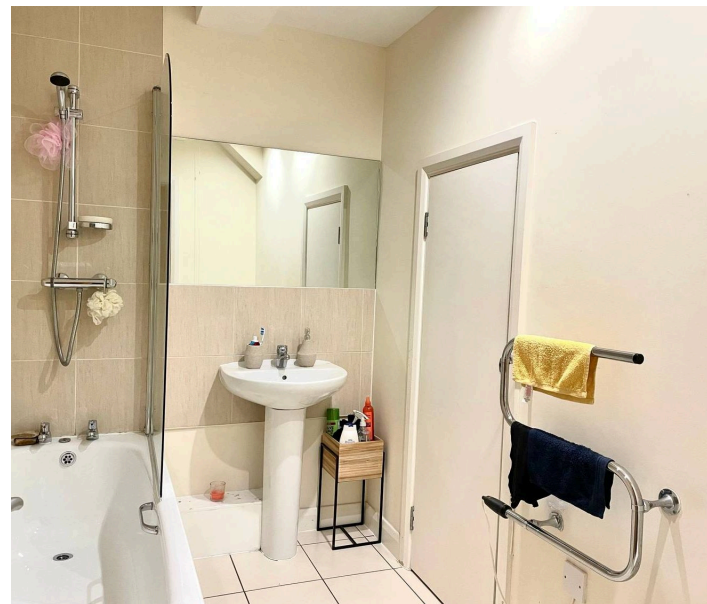
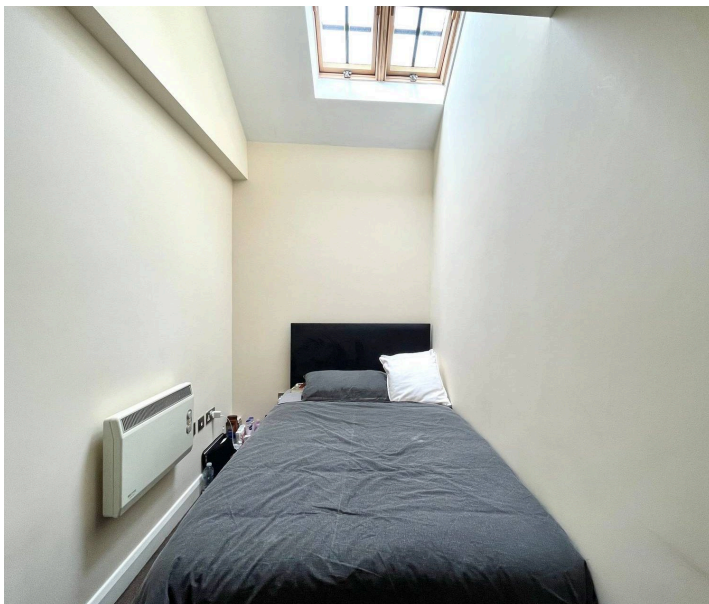
12' 0" x 5' 7" (3.66m x 1.70m)

A double room situated adjacent to bedroom one and having two velux double glazed windows, ceiling light point and electric wall heater.

Bathroom

9' 0" x 5' 7" (2.74m x 1.70m)

With inset ceiling downlighters, extractor fan, part tiled walls, tiled floor, there is a useful storage cupboard beneath the stairs, heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting over, pedestal wash basin with chrome monobloc tap and low flush w.c.



First Floor

Landing with ceiling light point and door opening into the living/dining area.

Living/Dining Area

15' 7" x 14' 2" (4.75m x 4.32m)

This has three velux double glazed windows, ceiling light point, electric wall heater and to one side there is an open plan fitted kitchen.

Kitchen

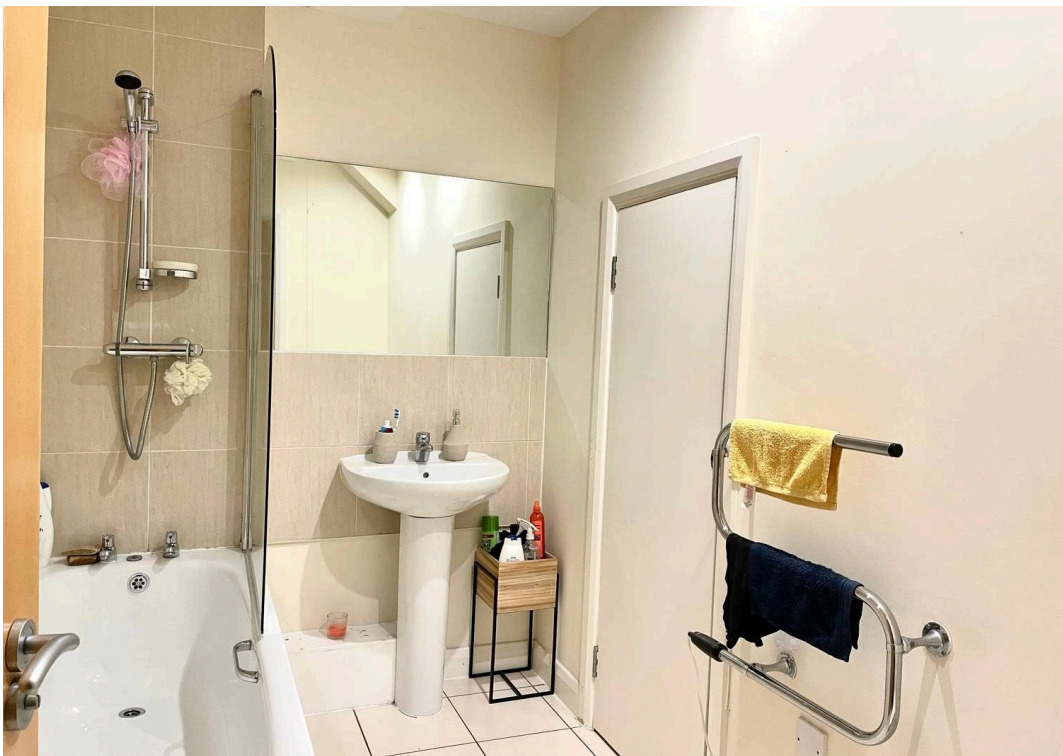
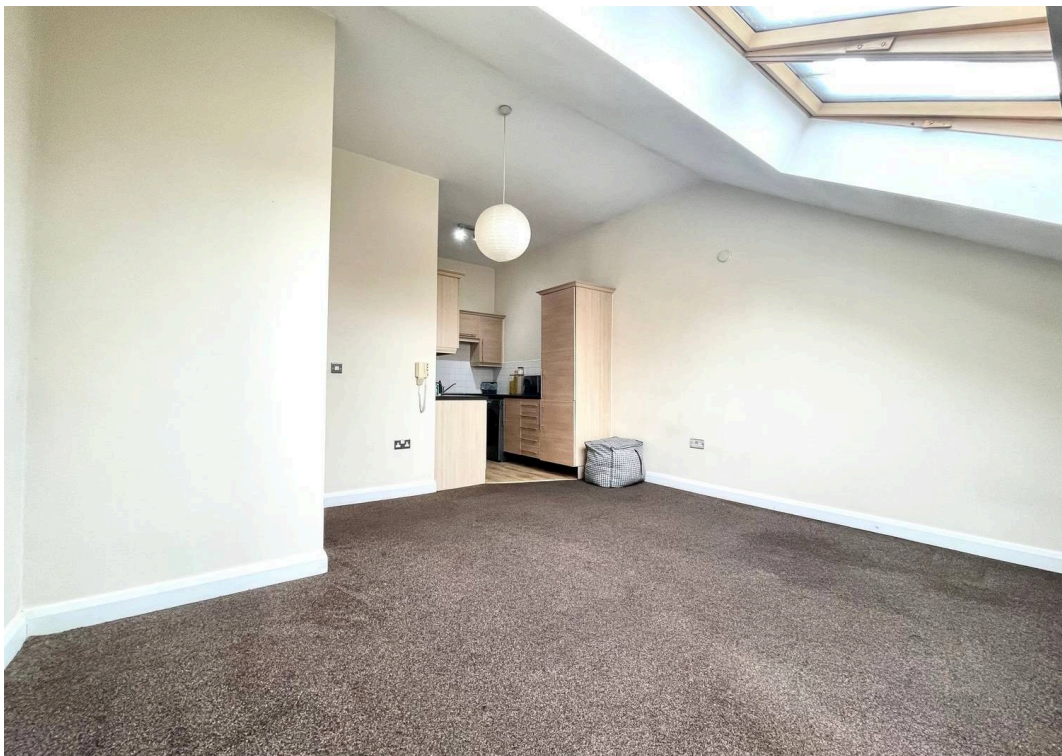
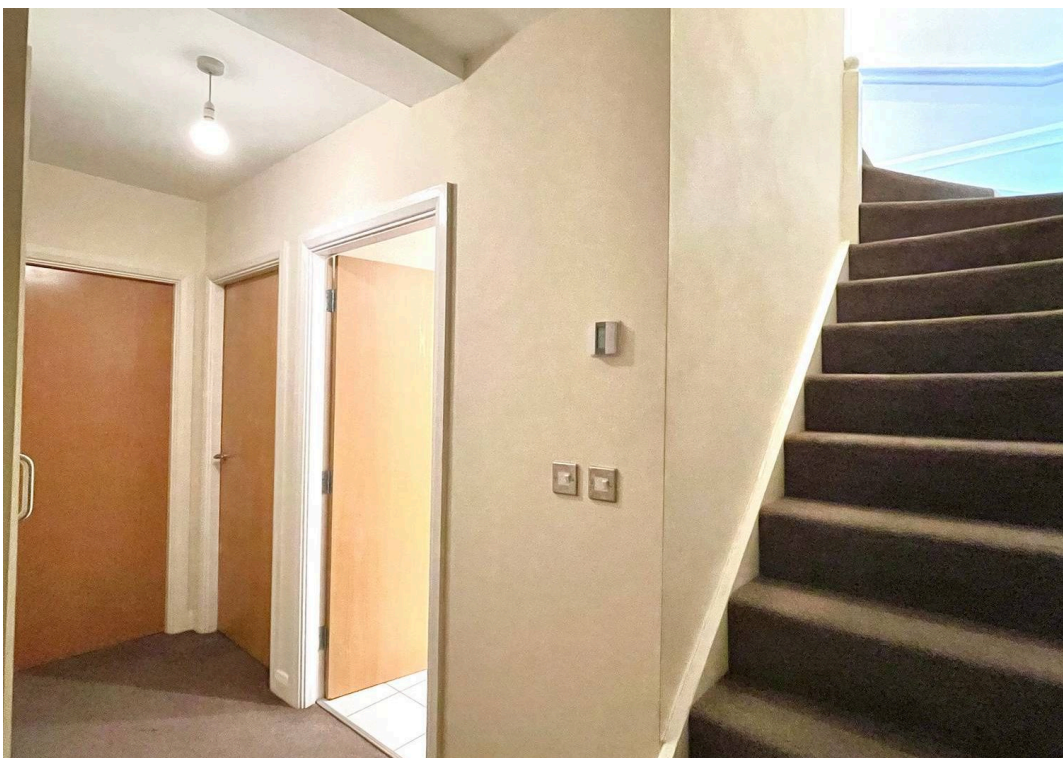
7' 6" x 6' 6" (2.29m x 1.98m)

With a ceiling light point and fitted with a range of modern base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and a half bowl single drainer stainless steel sink with chrome monobloc tap, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric oven beneath, there is plumbing for an automatic washing machine, integrated fridge and integrated freezer.

Directions

Using satellite navigation enter the postcode HX1 2LR





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878 **BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act) **COPYRIGHT** Unauthorised reproduction prohibited.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note: 1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment. 2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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