



CROWN

ESTATE AGENTS

Batley Street, Halifax



£575 Per Calendar Month



2



1



1



74

Set within a popular residential area of Halifax, this property is conveniently located just over a mile from the local train station. A range of amenities are also close by, including schools, dentists and the hospital, making the area well suited to those looking for convenience and excellent local facilities.

Contact Crown Estate Agents today to arrange your viewing.



- Second Floor Apartment
- Two Large Double Bedrooms
- Open Plan Lounge Kitchen
- Bathroom with Shower Over
- Electric Heating
- Well Presented Throughout
- On Street Parking
- Council Tax Band A
- EPC GRADE C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

2'11" x 10'6" (0.90m x 3.22m)

Lounge

10'5" x 12'5" (3.18m x 3.81m)

A bright and spacious lounge offering ample room for both living and dining furniture. The open-plan layout flows seamlessly into the modern fitted kitchen, creating an ideal space for everyday living. Finished with a laminate floor, electric radiator and a side-facing window allowing plenty of natural light.

Kitchen

6'0" x 15'11" (1.83m x 4.86m)

A stylish modern kitchen fitted with a range of contemporary wall and base units complemented by wood-effect work surfaces. Featuring an integrated electric oven, ceramic hob with chimney-style extractor hood, stainless steel sink with mixer tap and plumbing for a washing machine. A Velux window fills the space with natural light, while the open-plan layout and laminate flooring create a bright and practical area.

Bedroom 1

8'2" x 6'8" (2.49m x 2.04m)

A well-proportioned bedroom finished with a laminate floor, electric radiator and a rear-facing window providing plenty of natural light.

Bedroom 2

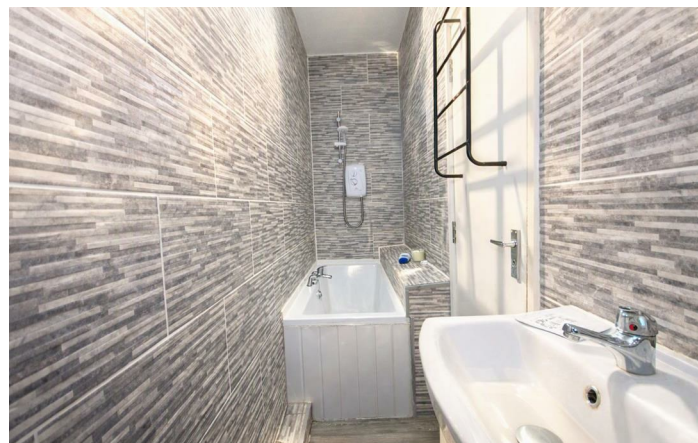
6'8" x 10'10" (2.04m x 3.32m)

A bright and versatile second bedroom, with potential to suit as a guest room, home office or dressing room. The room benefits from a window, electric radiator and laminate flooring, providing a comfortable and low-maintenance space.

Family Bathroom

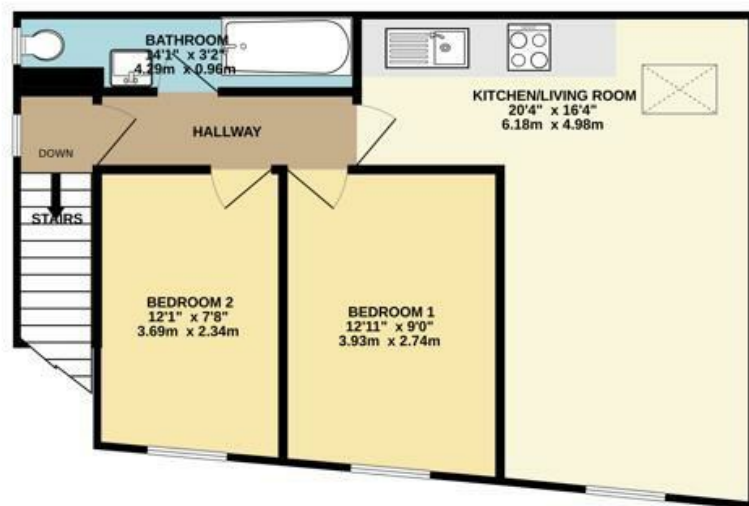
2'7" x 14'0" (0.79m x 4.29m)

A modern bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, low flush WC and wash hand basin. Finished with modern tiled walls, a frosted UPVC window providing natural light and ventilation, creating a stylish and practical space.

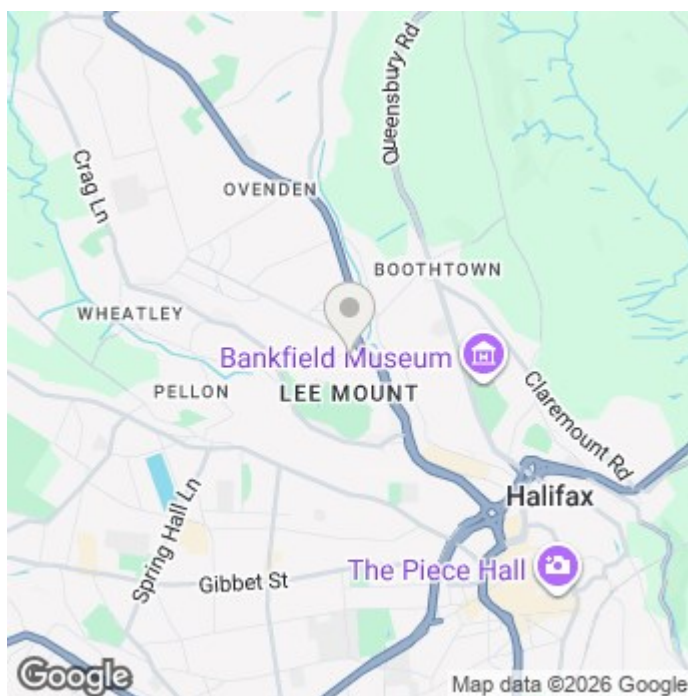


Floor Plan

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, Crown Estate Agents does not accept any liability for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plan.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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