



**Calder Court
Town Hall Street East
Halifax
West Yorkshire
HX1 1UU**

Offers In Excess Of £35,000

bettermove

Town Hall Street East Halifax

Bettermove are proud to present this 2 bedroom flat in flat available with no forward chain.

The property benefits from double glazing, electric heating throughout.

The council tax band is B.

This is a leasehold property with 999 years on the lease from 2004; the ground rent is £299pa and the service charge is £234pcm.

The interior of this beautifully presented property comprises a spacious living room, kitchen 2 bedrooms and the family bathroom.

Located in the popular town of Halifax, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A58, Halifax train station and many local bus routes.

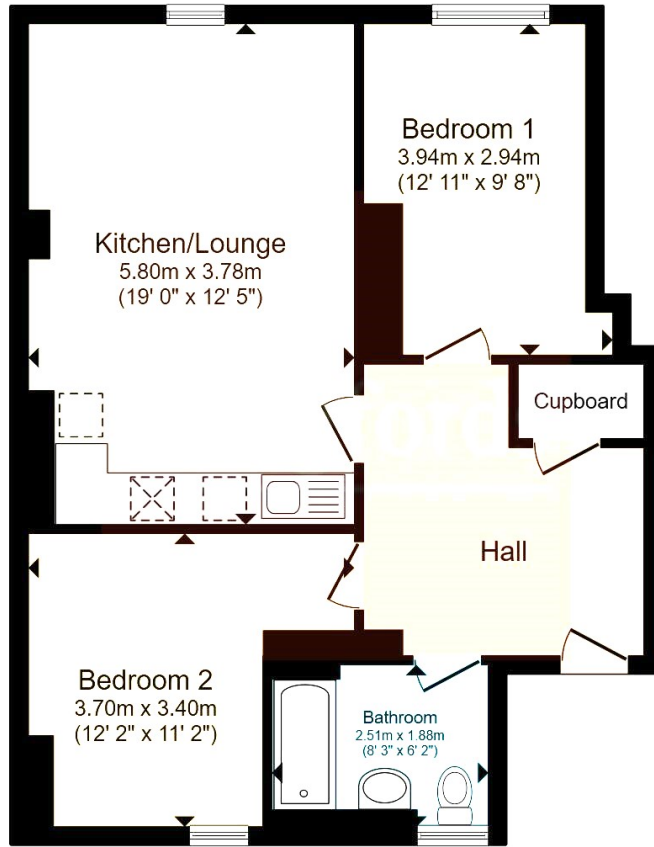
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 60.3 sq.m. (649 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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