



Apartment (EPC Rating: D)

# 11 EXCHANGE APARTMENTS, 3 CLARE ROAD, HALIFAX, HX1 2HX

Per Calendar Month

## £850 Per



# 2 Bedroom Apartment located in Halifax

Hunters are pleased to bring to the market this brand-new development of thirteen properties - Exchange Apartments offering a number of luxury apartments to rent, ranging from one to two bedrooms, each individually designed to maximize the space on offer. Set within a beautifully converted stone building in Halifax Town Centre, each apartment has been finished to a high standard complimented with brand new modern fixtures and fittings throughout.

This first floor, duplex, two double bedrooomed apartment briefly comprises; Entrance with ground floor study/cloakroom to the right and staircase leading to the first floor accommodation which boasts; Open plan kitchen/lounge with the kitchen featuring pale grey gloss units, integrated oven and electric hob with space for a washing machine and free-standing fridge/freezer to be added. There are two large Velux windows allowing natural light into the room. Off the hallway there is a an additional room which could be used as storage or a snug if suited.

The hallway leads to two double bedrooms, both with a Velux window and the modern bathroom which comes complete with a modern white three piece suite inclusive of shower over bath.

## Kitchen/Lounge

19'3" x 16'5"

## Bedroom One

14'3" x 13'5"

## Bedroom Two

15'8" x 12'7"

## Ground Floor Study

7'5" x 7'2"

## Material Information - Halifax

Rent - £850.00

Deposit - £980.76

Holding deposit (To be deducted from move in costs) -  
£196.15

Lease - 6 / 12 month initial agreement offered

Council Tax Banding; B

Broadband Type - Standard & Superfast & Ultrafast

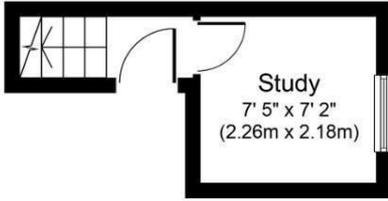
Mobile - Voice, Data & Enhanced Data

Electric only

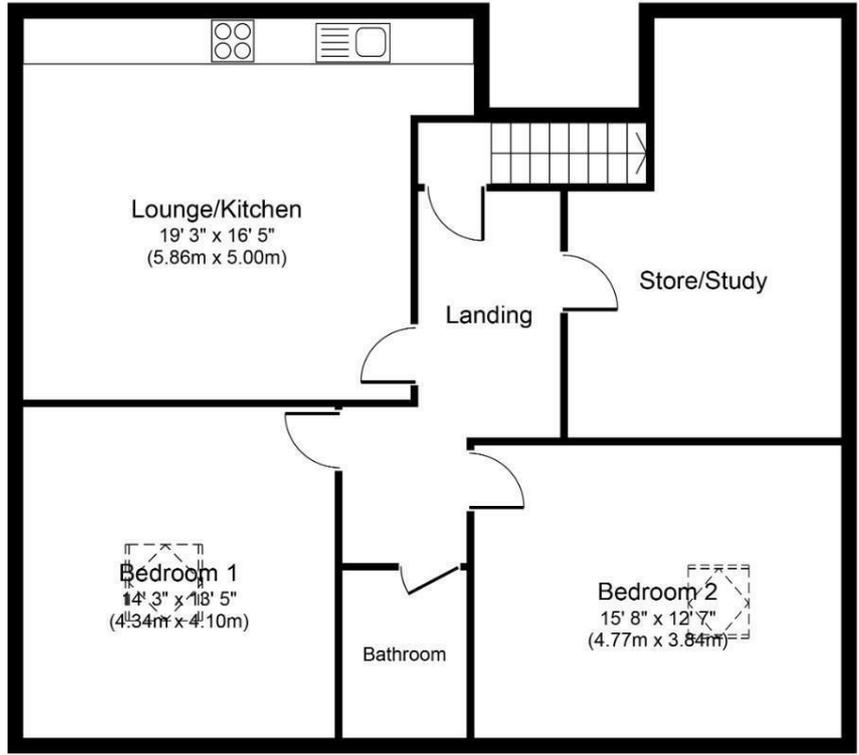
For further information, please visit the Ofcom checker.



DICKINSON EGERTON LETTINGS | UNIT H6, GROUND FLOOR NORTH BRINDLEY HOUSE,  
PREMIER WAY | LOWFIELD BUSINESS PARK | FEELAND WEST YORKSHIRE | HY5 9HF



**Ground Floor**  
**Approximate Floor Area**  
**74 sq. ft.**  
**(6.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,046 sq. ft.**  
**(97.2 sq. m.)**

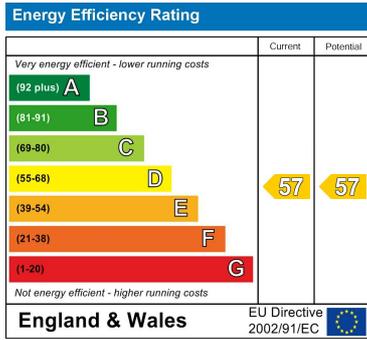
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Council Tax Band

**A**

Energy Performance Graph



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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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 LETTINGS