

Apartment (EPC Rating: C)

**3 EXCHANGE APARTMENTS, 44 NEW ROAD,  
HALIFAX, HX1 2LH**  
Per Calendar Month

**£925 Per**



# 2 Bedroom Apartment located in Halifax

Dickinson Egerton are pleased to bring to the market this new development consisting 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 Centre with gated parking available.

This stunning, spacious, first floor, two bedroom apartment briefly comprises of; Impressive private entrance with feature staircase giving direct access to the car park. Entering through double doors into the stone flagged entrance which leads through to a spacious open plan lounge and kitchen/diner with feature curved wall and three large windows allowing plenty of light into the living space. The kitchen features dark grey gloss units with marble effect worktops, a small island, integrated oven and electric hob with space for a washing machine and free-standing fridge/freezer to be added. All other rooms lead off the open plan space.

The modern bathroom comes complete with a white three piece suite inclusive of shower over bath. The generous sized master bedroom benefits from an en-suite shower room complete with white two piece suite and double cubical tastefully tiled. A further good sized second double bedroom is situated adjacent to the master.

## LOUNGE/KITCHEN/DINER

26'3" x 21'4"

## BEDROOM ONE

14'1" x 12'9"

## BEDROOM TWO

15'6" x 8'6"

## Material Information - Halifax

Rent - £925.00

Deposit - £1067.30

Holding deposit (To be deducted from move in costs) -  
£213.46

Lease - 6 / 12 month initial agreement offered

Council Tax Banding; C

Broadband Type - Standard & Superfast & Ultrafast

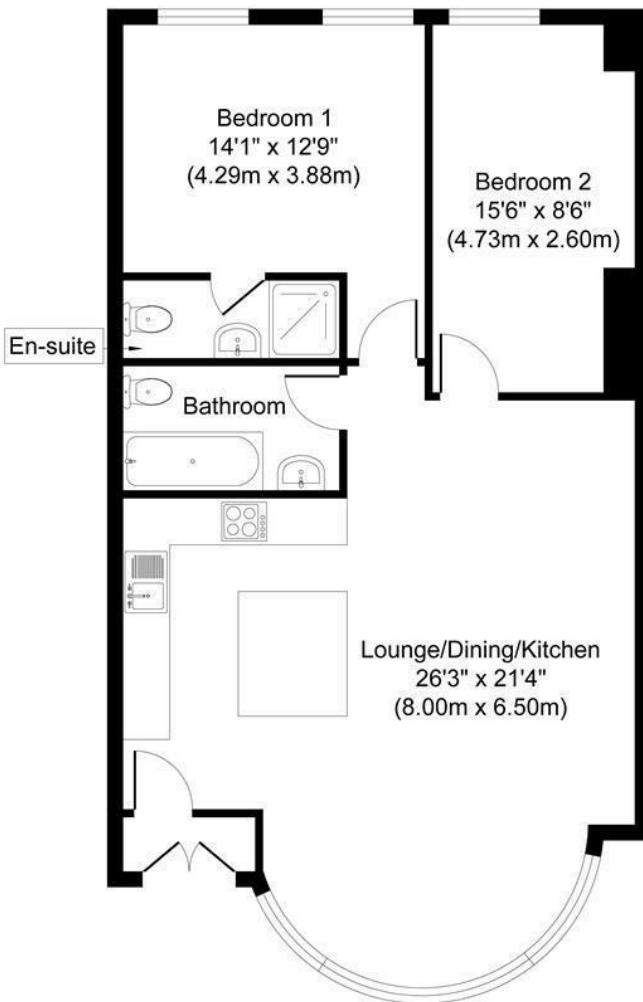
Mobile - Voice, Data & Enhanced Data

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 | HU1 4AD | WEST YORKSHIRE | HX5 0HF



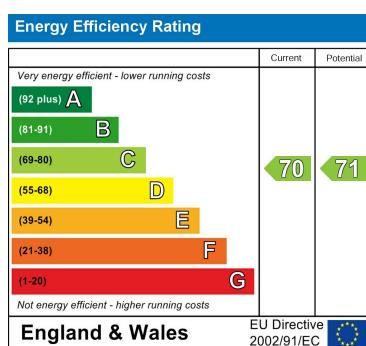
**Approximate Floor Area**  
**816 sq. ft**  
**(75.77 sq. m)**

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**

**C**

**Energy Performance Graph**



**Call us on**

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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.

