



## Trinity Place, Blackwall, Halifax, HX1 2BD

ADD 4 UNITS TO YOUR PORTFOLIO | ELEGANT VICTORIAN CONVERSION | RENTAL YIELD OVER £25,000 PA | OVER 7% YIELD

ADDITIONAL POTENTIAL FREEHOLD INCOME | 3 X 1 BEDROOM APARTMENTS | 1 DUPLEX APARTMENT | BEAUTIFULLY FINISHED

**Asking Price: £365,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Trinity Place, Blackwall, Halifax, HX1 2BD**

ATTENTION LANDLORDS - 4 FLATS FOR SALE. Excellent opportunity to add 4 beautifully finished apartments to your portfolio. This substantial Victorian terrace, located on a private road, has been sympathetically converted into 4 well appointed apartments with attention to quality and detail. Comprising 3 x 1 bedroom apartments and a 2 bedroom duplex - all with modern kitchens with granite worktops, appliances provided, bespoke crushed velvet sofas and modern bathrooms. With an annual rental income of £25,740. There is also the potential to create a further apartment by extending to the rear (subject to planning). Viewing available.

### **THE BUILDING**

Formerly an elegant Victorian residence, set on a private road off Blackwall, close to the main headquarters of Lloyds TSB, and very convenient for the town centre and all amenities to be found there. Shared area to the rear and parking available in the private road. The comprehensive renovation was painstakingly completed by the current owner, with attention to detail.



### **FLAT 1**

A basement apartment with lovely exposed stone features, this offers a home with character. Gas central heating and double glazing, well appointed kitchen with useful store room off, open plan living area, double bedroom with en suite wet room.



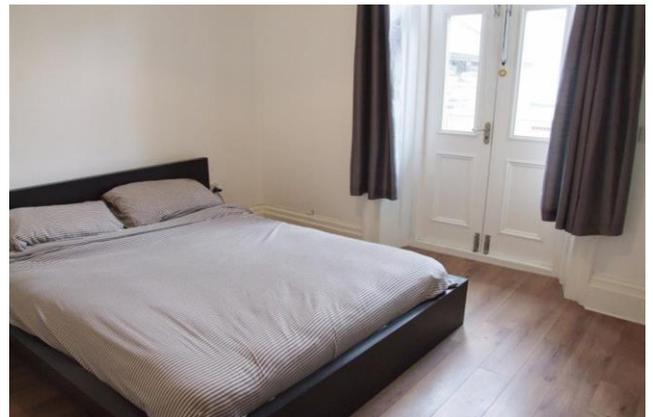
### **FLAT 2**

A ground floor, one bedroom apartment. Again with gas central heating and double glazing. Well appointed kitchen, double bedroom and shower room.



### **FLAT 3**

Attractive 1st floor apartment, finished to a high standard with open plan living and kitchen area, double bedroom and en suite shower room,



### **FLAT 4**

This upper floor apartment occupies the top 2 floors of this large Victorian property. Offers hallway, open plan living area incorporating well appointed kitchen with ample room for a dining area as well as large crushed velvet bespoke sofa (a feature in each of the 4 apartments), 2 double bedrooms and bathroom. The upper bedroom features attractive beams to the ceiling.



### POTENTIAL FLAT 5

There is the potential to create a 5th one bedroom apartment using the areas that are currently unused on the ground and 1st floor and extending a little to the rear.

### TENURE

The whole freehold is available for sale along with the apartments - all still owned by freeholder. There is no management company in place at present as the owner manages the communal areas. Details of the lease being drawn up (still to be finalised) are as follows as a guide: Term TBC, ground rent £100 per annum, estimated service charges in the region of £500 per annum per apartment.

### RENTAL INCOME

All flats apart from No. 4 currently occupied under standard Assured Shorthold Tenancy agreements. Schedule available upon request. Income when all fully let = £2145pcm: averaging over 7% yield pa. The property is well-placed to serve the needs of the workers for local and national businesses, such as Nestle and Lloyds TSB.

### OVERVIEW OF HALIFAX

Halifax is a bustling market town with its centre piece being the newly renovated Grade I listed Piece Hall. It is the sole survivor of the great eighteenth century northern cloth halls. Dating from 1779, it was built as a Cloth Hall for the trading of 'pieces' of cloth (a 30 yard length of woven woollen fabric produced on a hand loom), The Piece Hall was the most ambitious and prestigious of its type and now stands in splendid isolation as the only remaining example. It is one of Britain's most outstanding Georgian buildings.

Halifax is also surrounded by rolling hills and so you don't have to go very far in any direction to enjoy the beautiful Yorkshire countryside and one of the most well known places being Ogden Reservoir - classed as a place of outstanding natural beauty.

### EPC 1

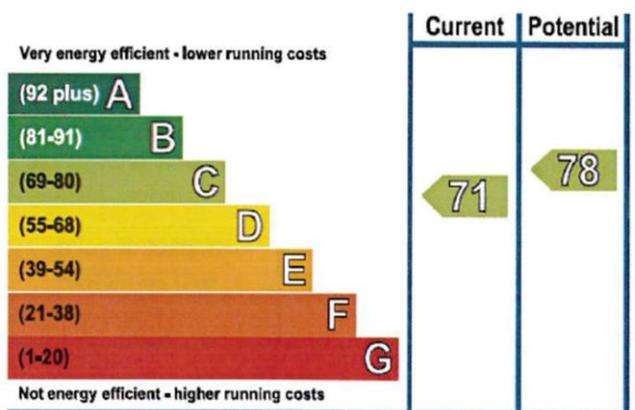
#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



### EPC 2



### EPC 3

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



### EPC 4

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



## ENERGY PERFORMANCE RATING

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 09:00 - 17:00

Saturday: 09:30 - 13:30

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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