

Astral Avenue, Halifax, HX3

£194,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

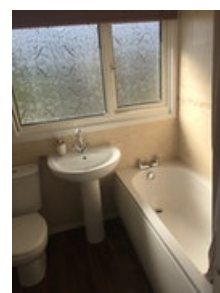
This lovely semi-detached property is close to excellent schools and the local amenities of Hipperholme. The property has a driveway, a detached garage and a well-maintained, private rear garden. The extended kitchen diner is a real feature to the property. The property, in brief, contain

Key features:

- Newly installed boiler
- Garage
- south facing garden
- Extensively refurbished
- 3 bedrooms
- Full bathroom with shower
- Close to local amenities
- Good transport links
- Sought after Grammar school area
- Log Burner fire in lounge

Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band C (£1485.69 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



This lovely semi-detached property is close to excellent schools and the local amenities of Hipperholme.

The property has a driveway, a detached garage and a well-maintained, private rear garden. The extended kitchen diner is a real feature to the property. The property, in brief, contains; entrance hallway, living room, large dining kitchen, two double bedrooms, a single bedroom and a bathroom.

The property also has a newly installed boiler and has been extensively refurbished by the current owner.

Room measurements are as follows:

Entrance Hallway 3.71m (12'2") x 1.75m (5'9")

Living Room 4.52m (14'10") x 3.73m (12'3")

Kitchen Diner 5.69m (18'8") x 5.59m (18'4")

Landing 2.51m (8'3") x 2.18m (7'2")

Master Bedroom 4.11m (13'6") x 3.58m (11'9")

Bedroom Two 3.45m (11'4") x 3.30m (10'10")

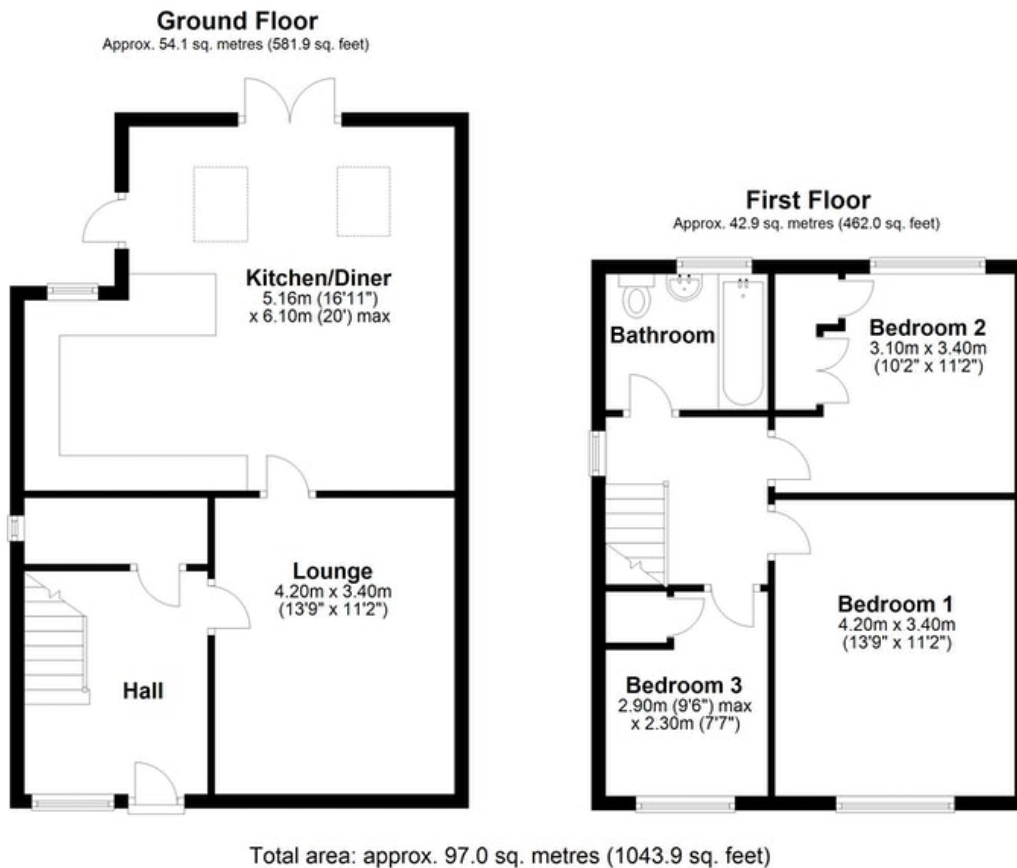
Bedroom Three 3.05m (10'0") x 2.29m (7'6")

Bathroom 1.96m (6'5") x 1.93m (6'4")

Exterior

To the front of the property there is a large driveway with off road parking for at least 2 cars. There is a shared driveway to the side of the property, leading to the detached garage. To the rear of the property there is a patio and a lawn.

Floor plan:



Energy Performance Certificate:

9, Apple Avenue, HALIFAX, HD8 8NN
23 May 2020 RPN: 8070-6125-7820-6897-0222

Energy Performance Certificate

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measure	Indicative cost	Typical savings per year	Rating after improvement
Increase loft insulation to 270 mm	£100 - £350	£ 29	
Cavity wall insulation	£500 - £1,500	£ 69	
Floor insulation (solid floor)	£4,000 - £6,000	£ 29	
Solar water heating	£4,000 - £6,000	£ 28	
Solar photovoltaic panels, 2.5kWp	£3,500 - £5,500	£ 302	

Alternative measures

There are alternative measures below which you could also consider for your home.

- * External insulation with cavity wall insulation

Financial Support and the Green Deal

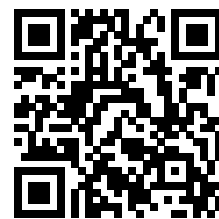
Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to save for a typical household.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202 for England and Wales.

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MISREPRESENTATION ACT, 1967.

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