



West View, Halifax, HX4

£130,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

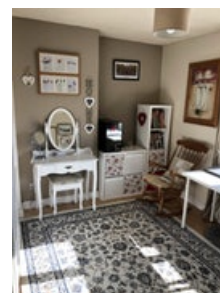
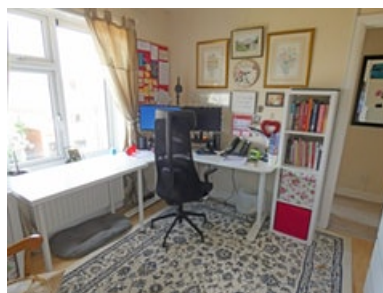
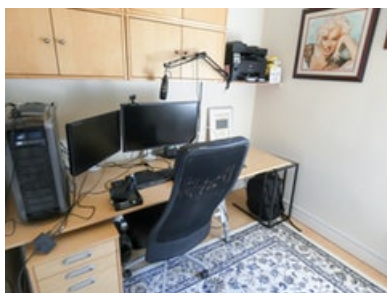
A surprisingly spacious brick built 3 double bedroomed mid terraced house offering family sized accommodation throughout. Indeed it is only by an internal inspection that this deceptive property can be appreciated which benefits from: Generous lounge with bay window to front and electric fire set i

Key features:

- Well Presented
- Parking
- Private enclosed rear garden
- Viewings Highly Recommended
- Would make a wonderful home for a growing family

Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band A (£1160.33 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



A surprisingly spacious brick built 3 double bedroomed mid terraced house offering family sized accommodation throughout. There is no money to spend here. Indeed it is only by an internal inspection that this deceptive property can be appreciated which benefits from:

Lounge 15x15ft - Generous lounge with bay window to front and electric fire set in surround. Thermostat for heating system - hive controlled.

Kitchen - 18 x 8 - New fitted kitchen with bags of work top space and storage, freestanding electric double oven grill and hob (included), extractor fan above, Belfast style sink, plumbed for dishwasher (included), plumbed for washing machine and dryer, American fridge freezer (included). Two windows and door leading to the rear garden.

3 double bedrooms

Bedroom 1 11 x 10

Bedroom 2 currently used as an office 11 x 9

Bedroom 3 currently used as a computer room 8 x 8 will fit double bed wardrobe + chest of drawers

Fully tiled bathroom with W.C. sink and bath with electric shower over.

Outside to the front is a drive and steps to the front door. Off road parking.

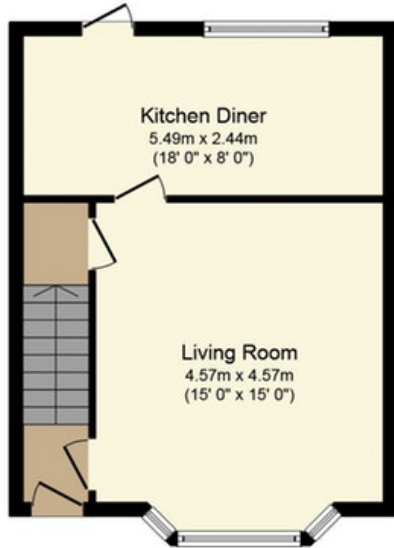
Outside to the rear family sized garden mainly laid to paving with outside tap and power socket, extra large garden shed/workshop 16 x 8 ft with power and light which is just few months old. Designed to be maintenance free and for the enjoyment of outdoor living,

All of the boundary fences are newly installed front and back.

The property has been tastefully upgraded by the current owners throughout. The property is warmed by gas central heating and has full UPVC glazing.

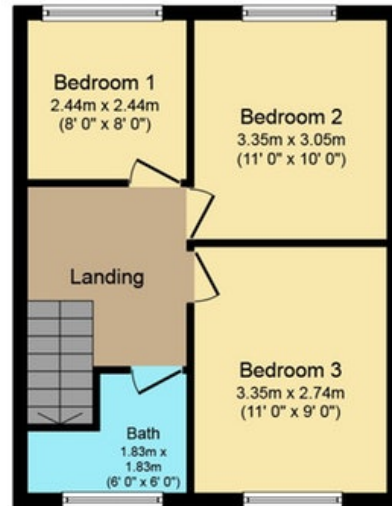
Whilst enjoying this village location and close to local schools, the property is within a few minutes drive of local shopping facilities and affords quick and easy access to Halifax town centre and the motorway network for surrounding commercial centres. Motorway access is within 5 minutes for Leeds, Bradford and Manchester so ideal for commuters.

Floor plan:



Ground Floor

Floor area 40.1 sq. m. (432 sq. ft.) approx



First Floor

Floor area 39.6 sq. m. (426 sq. ft.) approx

Total floor area 79.7 sq. m. (858 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

3, West View,
Holywell Green,
HALIFAX,
HX4 9EW

Dwelling type: Mid-terrace house
Date of assessment: 25 November 2010
Date of certificate: 25 November 2010
Reference number: 8270-6929-8569-4155-3922
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (91-100) A | | | (1-10) A |
| (81-90) B | | | (11-20) B |
| (71-80) C | | | (21-30) C |
| (61-70) D | | | (31-40) D |
| (51-60) E | | | (41-50) E |
| (41-50) F | | | (51-60) F |
| (31-40) G | | | (61-70) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | 63 | 77 | 63 |
| | | | 74 |

England & Wales EU Directive 2002/91/EC

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 are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | | |
|---|---------------------------------|---------------------------------|
| | Current | Potential |
| Energy use | 259 kWh/m ² per year | 187 kWh/m ² per year |
| Carbon dioxide emissions | 3.4 tonnes per year | 2.4 tonnes per year |
| Lighting | £62 per year | £41 per year |
| Heating | £467 per year | £376 per year |
| Hot water | £163 per year | £115 per year |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

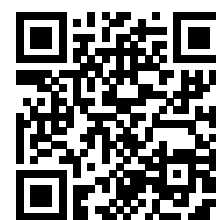
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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