



Heathmoor Way, Halifax, HX2

£160,000

None

Tenure: Freehold, **Bedrooms:** 2

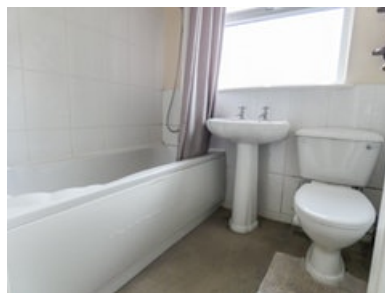
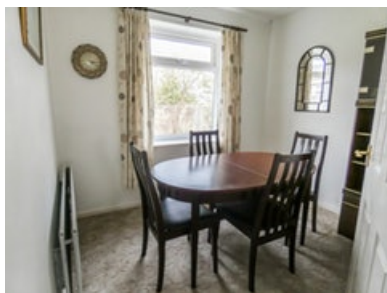
This true style semi-detached bungalow positioned in a cul-de-sac in this popular residential area of Illingworth. The property is conveniently located to the local amenities of the shops, supermarket, doctors surgery and bus routes into Halifax Town centre. Briefly comprising, light,

Key features:

- True bungalow
- Ideal for someone looking to downsize
- Two good sized bedrooms
- Garage and drive
- Cul-de-sac location
- Viewings highly recommended

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£123.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage



This true style semi-detached bungalow positioned in a cul-de-sac in this popular residential area of Illingworth. The property is conveniently located to the local amenities of the shops, supermarket, doctors surgery and bus routes into Halifax Town centre. Briefly comprising light and airy lounge, kitchen, two bedrooms and a bathroom suite, ideal for someone looking to downsize. Externally the property boasts a front garden and enclosed rear garden with a driveway, patio area and a double garage.

Entrance Hall

Storage cupboards, doors leading to all accommodation.

Lounge

17' 11" x 10' 11" (5.46m x 3.33m) Light and spacious room with a fitted fire surround, window to the front aspect.

Kitchen

8' 10" x 15' 3" (2.69m x 4.65m) A range of white base and eye level units with a stainless steel sink and drainer, freestanding cooker, space and plumbing for a washing machine, dryer and dishwasher with window to the front aspect. Includes a breakfast bar with seating for four people.

Bedroom 1

11' 11" x 10' 11" (3.61m x 3.33m) Double bedroom with a window to the rear aspect, overlooking the garden.

Bedroom 2

7' 10" x 8' 11" (2.39m x 2.72m) Could be used as a bedroom or as a dining area.

Bathroom

White three piece suite which comprises WC, pedestal wash hand basin and bath. Window to the side aspect.

Gardens

Front garden area with driveway to the side. Lawned enclosed garden to the rear, access to the side of the property.

Drive

Off-road parking for several cars.

Garage

Double garage with up and over doors. Both incorporate electric power and lighting.

Floor plan:



Floor Plan

Floor area 57.3 sq. m. (617 sq. ft.) approx

Total floor area 57.3 sq. m. (617 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 HM Government

27, Heathmoor Way, HALIFAX, HX2 9LT

Dwelling type: Semi-detached bungalow **Reference number:** 9660-2871-7494-9601-8545
Date of assessment: 09 November 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 November 2019 **Total floor area:** 55 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,878
Over 3 years you could save	£ 363

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> <p style="text-align: center; margin: 0;">You could save £ 363 over 3 years</p> </div>
Heating	£ 1,371 over 3 years	£ 1,212 over 3 years	
Hot Water	£ 243 over 3 years	£ 171 over 3 years	
Totals	£ 1,878	£ 1,515	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
88	88

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

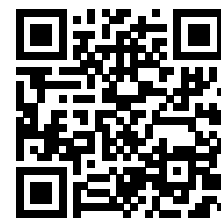
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 174
2 Low energy lighting for all fixed outlets	£40	£ 117
3 Solar water heating	£4,000 - £6,000	£ 72

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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