



**9 MASONIC STREET  
WEST END  
HALIFAX**

**CLOSE TO SCHOOLS and AMENITIES**-Situated in this popular residential location lies this two bedroomed stone built end through terraced house providing attractive part/unfurnished accommodation. The property has the benefit of PVCu double glazing, gas central heating, modern kitchen and bathroom and large yard to rear. The property provides excellent access to Halifax town centre and the local amenities of King Cross. Comprising: Entrance lobby, lounge, modern fitted dining kitchen, two bedrooms, bathroom, PVCu double glazing, gas central heating, alarm system and yard to rear. No DSS, smokers or pets. Bond required. **PART FURNISHED**

**£395 PER CALENDAR MONTH**

## EXTERNAL



## COMPRISING

PVCu double glazed entrance door opens into

## ENTRANCE LOBBY

With fitted carpet, radiator and wood panelling to wall.

From hall panelled door opens into

## LOUNGE

4.27m x 3.80m (14'0" x 12'6")

With PVCu double glazed window to front elevation. Double radiator. Decorative painted wood fire surrounded to chimney breast housing a living flame gas fire with marble inset and hearth. Coving to ceiling with centre rose. Fitted carpet and curtains.



From lounge panelled door opens into

## BREAKFAST KITCHEN

4.66m x 1.91m (15'3" x 6'3")

Being fitted with a range of modern wall and base units with matching work surfaces incorporating round bowls with mixer taps, stainless steel oven and hob with modern extractor fan. Attractive tiling around the wall and base units. PVCu double glazed window to rear elevation with fitted blind, and PVCu double glazed door opening onto the rear yard. Hotpoint fridge, freezer, auto washer.



From kitchen door opens into:

## CELLAR

The cellar provides further storage facilities.

From entrance hall stairs with fitted carpet lead to:

## LANDING

With fitted carpet.

From landing door opens into

## **BEDROOM 1**

4.68m x 3.17m (max) (15'4" x 10'5" (max))

With PVCu double glazed window to front elevation  
. Telephone socket. Double radiator. Fitted carpet.



From landing door opens into

## **BEDROOM 2**

2.99m x 2.47m (9'10" x 8'1")

With PVCu double glazed window to rear elevation.  
Double radiator. Fitted carpet.

From landing panelled door opens into:

## **BATHROOM/WC**

2.12 x 2.06m (6'11" x 6'9")

With three piece suite in white comprising pedestal wash basin, low flush WC and panelled bath with over bath Mira shower with shower screen. The bathroom has been tiled around the three piece suite with modern tiles and chrome borders. Radiator. PVCu double glazed window to rear elevation.



## **EXTERNAL**

To the rear of the property is a paved yard.

## **DIRECTIONS**

From Halifax town centre proceed along King Cross Street merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross. At the traffic lights take the A646 Burnley Road turning immediately right into Warley Road. Proceed up Warley road and after passing Warley Road School turn right into Parkinson Lane. Masonic Street is the second turning to the right and no 9 is on the left handside where you will see our signboard. HX1 3TH

## **PLEASE NOTE**

The Landlord has no obligation to repair/replace any of the white goods, appliances or furniture in the property. This does not affect statutory rights.

**Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:**

(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.

Cadney House, 3 Fountain Street, Halifax, West Yorkshire HX1 1LW

Tel: 01422 386376 Fax: 01422 339601 DX: 16009 Halifax

E-mail: [agency@wilkinsonwoodward.co.uk](mailto:agency@wilkinsonwoodward.co.uk)

Or visit us at [www.boococks.co.uk](http://www.boococks.co.uk)

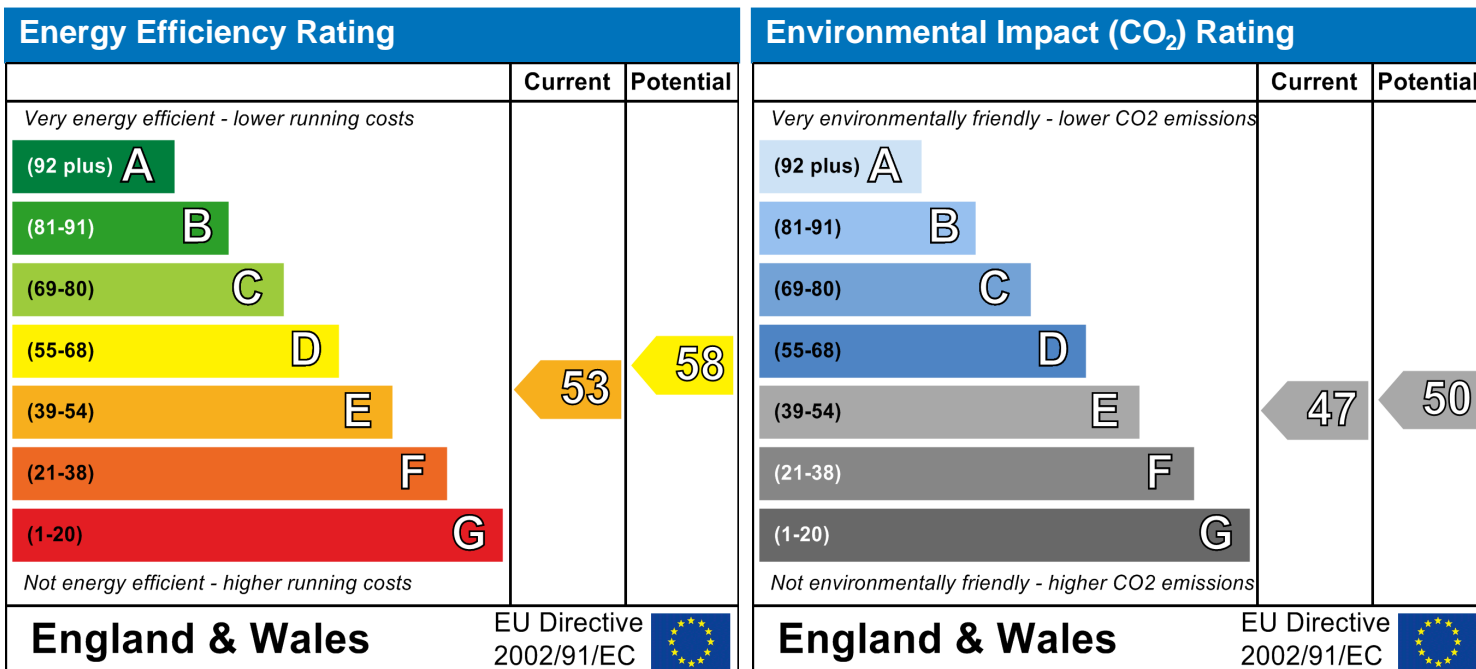
# Energy Performance Certificate

9, Masonic Street  
HALIFAX  
HX1 3TH

Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:

End-Terrace house  
10 March 2010  
10 March 2010  
0771-2830-6571-9690-5335  
RdSAP, existing dwelling  
59 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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 a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	430 kWh/m <sup>2</sup> per year	395 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.2 tonnes per year	4.2 tonnes per year
Lighting	£58 per year	£34 per year
Heating	£675 per year	£638 per year
Hot water	£89 per year	£84 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.