



**WHITAKER HOUSE
CHARLOTTE CLOSE
HALIFAX**

A WELL PRESENTED DUPLEX APARTMENT SET IN THIS POPULAR AND SOUGHT AFTER LOCATION, enhanced by gas fired central heating and double glazing. An internal inspection is essential to appreciate the tastefully decorated interior which boasts rooms of excellent size and briefly comprises entrance hall, living room adjoining kitchen (living room of good proportions with three large double glazed windows), fitted kitchen with built in appliances, to the first floor is an attractive bathroom/WC with quality white suite, shower and one double bedroom, the property further benefits from communal gardens and allocated parking. Whilst enjoying this pleasant setting the property is within a few minutes drive of Halifax town centre for most general shopping requirements and affords quick and easy access to surrounding townships and the motorway network

£115,000

ENTRANCE HALL

Double radiator. Two useful store cupboards. Further under stairs store.

LOUNGE

19' x 17'6" (5.79m x 5.33m)

With three large double glazed windows thus ensuring a light and airy atmosphere. Two radiators. Wall mounted living flame effect electric fire with pebbles inset.



FITTED KITCHEN

9'3" x 9' (2.82m x 2.74m)

With stainless steel sink unit, cupboard under. Attractive range of floor and wall units with down lighting, tiled surrounds. Built in under oven, gas hob, extractor hood. Fridge/freezer. Dishwasher. Auto washer. Radiator.



STAIRS AND LANDING

Boiler cupboard, central heating boiler. From the landing there is access to the loft.

BEDROOM ONE

18' x 9'3" (5.49m x 2.82m)

A lovely main bedroom with two Velux windows. Built in mirrored wardrobes, matching bed head and cabinets. Note the exposed beams. Radiator.



BATHROOM/WC

Furnished with a white suite comprising panelled bath, shower attachment, pedestal wash basin, low flush WC. Fully tiled to shower area, half tiled to remaining walls. Radiator.



EXTERNAL

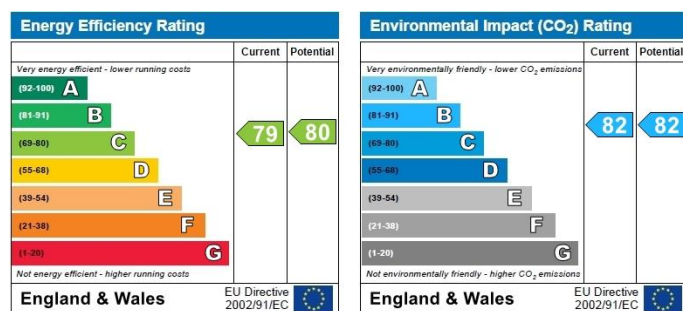
The property benefits from communal gardens and allocated parking.

DIRECTIONS

Leave Halifax centre via Skircoat Road and bear right onto Heath Road, continue onto the traffic lights and turn right into Free School Lane. Proceed up Free School Lane and turn right through the second set of gates, Whitaker House is on the right hand side.

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.
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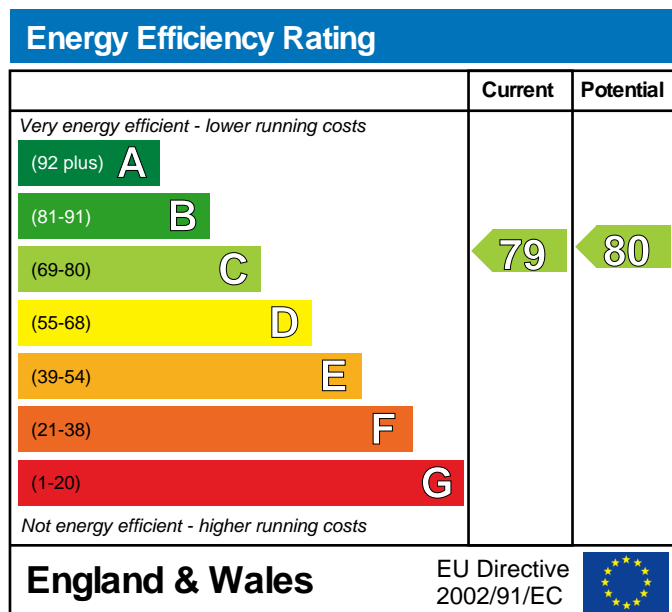
Energy Performance Certificate



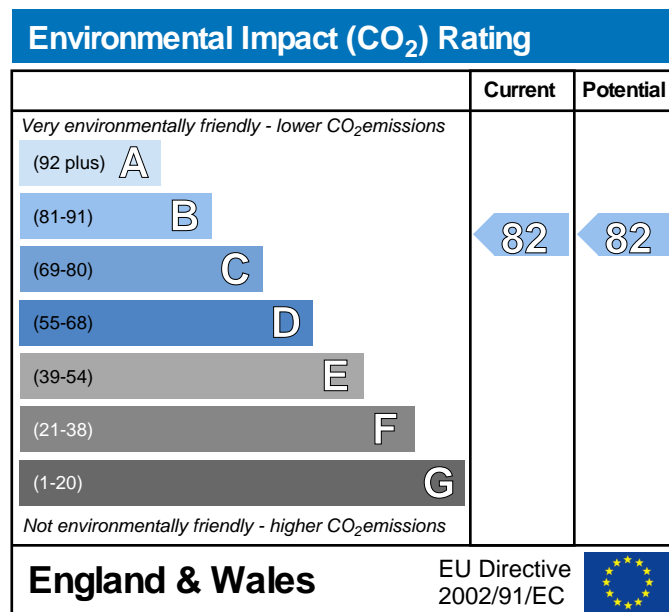
15 Whitaker House Apartments
Charlotte Close
HALIFAX
HX1 2NX

Dwelling type: Top-floor flat
Date of assessment: 31 May 2011
Date of certificate: 01 June 2011
Reference number: 8709-2198-2729-6906-1693
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 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.



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	115 kWh/m ² per year	111 kWh/m ² per year
Carbon dioxide emissions	1.6 tonnes per year	1.6 tonnes per year
Lighting	£69 per year	£52 per year
Heating	£270 per year	£273 per year
Hot water	£71 per year	£71 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.



Remember to look for the Energy Saving Trust 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.