



## **10 NEW MILL WAINSTALLS HALIFAX**

AN EXCELLENT OPPORTUNITY TO ACQUIRE A WELL PROPORTIONED FIRST FLOOR APARTMENT SET WITHIN THIS AWARD WINNING MILL and situated in this delightful rural location nestling in the rolling Pennine hills and enjoying superb panoramic views. An internal inspection is absolutely essential to fully appreciate the attractive accommodation provided which has the benefit of gas central heating and double glazing. Originally designed as a three bedroomed property the spacious interior comprises impressive hall, kitchen, large lounge with two windows enjoying those views, two double bedrooms (master with en suite), house bathroom/WC, communal gardens and parking facilities. The apartment has retained many original features and although located in this delightful rural location it still provides easy access to Halifax Town Centre. Recent redecoration and carpeting.

**OFFERS OVER £155,000**

## COMPRISING

### SPACIOUS ENTRANCE HALL

With exposed iron column to the side of the hallway with an exposed beam. Smoke alarm. Entry phone. One radiator.

### KITCHEN

10'10" narrowing to 6'7" x 13'9" max (3.30m narrowing to 2.01m x 4.19m max)

With PVCu double glazed window to the front elevation enjoying attractive views. The kitchen is fitted with a range of wall and base units in light ash effect with complimentary work surface and tiling over, stainless steel sink and drainer with mixer tap. Integral washer dryer, electric oven, four ring gas hob with a silver cooker hood over, integrated freezer and fridge. Exposed beam. One double radiator. Useful storage facility. One telephone point.



### LOUNGE

13'9" x 16'5" (4.19m x 5.00m)

With two PVCu double glazed windows to the front elevation enjoying attractive views. Two radiators housed in two wooden window seats. Exposed beam. Feature (Laura Ashley original) fireplace incorporating fire surround on a black slate hearth with matching slate inset and Dimplex electric stove. One telephone point. One TV point. Sky point. Fitted carpet.



### BEDROOM ONE

16'11" x 12'8" (5.16m x 3.86m)

With two PVCu double glazed windows to the rear elevation. Two radiators housed in wooden window seats. Fitted carpet. Large store area. Exposed beam. Telephone point. TV point.



### EN SUITE

With a three piece incorporating tiled shower cubicle, white hand basin and low flush WC. One radiator. Extractor fan. Exposed beam. Fitted carpet.



### BEDROOM TWO

15' x 10'5" max (4.57m x 3.18m max)

With one PVCu double glazed to the rear elevation. Exposed beam. One radiator housed in a wooden window seat. Fitted shelves. Fitted carpet. Feature alcove. Telephone point.



## BATHROOM/WC

With a panelled bath with hand held shower fitment, low flush WC and white wash basin with mixer tap in vanity unit. One double radiator. Extractor fan. Exposed iron column and beam. Note the mirrors over bath and units with tasteful panelling.



## EXTERNAL

The property has communal gardens and parking facilities.



## TO VIEW

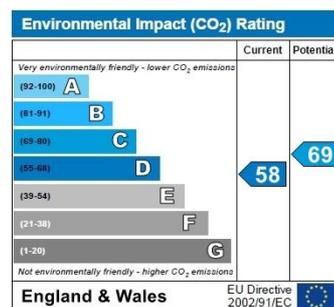
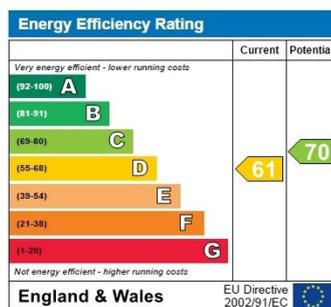
Strictly by appointment please telephone Boococks Estate Agents and Solicitors on HX 386376.

## DIRECTIONS

From Halifax town centre proceed along Pellon Lane, Moor End Road through Mount Tabour continuing along Mount Tabour Road until reaching Wainstalls. Where the road forks turn left into Wainstalls Road and take the second left into Kell Lane. Follow the road down Kell Lane to the right where you will find New Mill.

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

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# Energy Performance Certificate



Flat 10 New Mill Kell Lane  
Wainstalls  
HALIFAX  
West Yorkshire  
HX2 7UW

Dwelling type: Mid-floor flat  
Date of assessment: 09 January 2009  
Date of certificate: 12 January 2009  
Reference number: 8521-6329-5600-5631-3002  
Total floor area: 84 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Environmental Impact Rating (CO<sub>2</sub>)

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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	289 kWh/m <sup>2</sup> per year	215 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.0 tonnes per year	3.0 tonnes per year
Lighting	£67 per year	£40 per year
Heating	£563 per year	£464 per year
Hot water	£125 per year	£89 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)