



**6 ROTHWELL MOUNT  
SAVILE PARK  
HALIFAX**

SITUATED IN THIS POPULAR AND MUCH SOUGHT AFTER LOCATION AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND SAVILE PARK, this well proportioned ground floor apartment has much to offer. Only by an internal inspection can the deceptively spacious interior be fully appreciated which comprises entrance hall, large lounge and dining room, fitted kitchen, two bedrooms, bathroom/WC. Gas central heating installed and majority double glazed. Externally, there is a low maintenance garden to front, access from the rear to DOUBLE INTEGRAL GARAGE (tandem style). Handily placed, the property affords quick and easy access to the town centre for most shopping needs and other amenities together with recreational facilities on Savile Park.

**£128,000**

## ENTRANCE HALL

Laminate flooring. Store cupboard. Radiator.

## THROUGH LOUNGE AND DINING ROOM

### LOUNGE

14'8" x 12'10" (4.47m x 3.91m)

Feature fireplace with fitted living flame effect gas fire. Double glazed Georgian style double glazed window to front. Radiator.



### DINING ROOM

12'10" x 9' (3.91m x 2.74m)

With ample room for dining table and chairs. Double glazed window to rear. Radiator. Serving hatch to kitchen.



### FITTED KITCHEN

12'3" x 7'4" (3.73m x 2.24m)

With one and half bowl stainless steel sink unit, cupboard under. Range of floor and wall units for storage. Electric oven, hob and grill. Plumbed for auto washer. Central heating boiler. Single glazed window.



### BEDROOM ONE

12'3" x 12' (3.73m x 3.66m)

A double bedroom with built in wardrobes to one wall. Double glazed window. Radiator.



### BEDROOM TWO

9'10" x 9'4" plus doorwell (3.00m x 2.84m plus doorwell)

Built in wardrobe. Double glazed window. Radiator.





## BATHROOM/WC

With a three piece coloured suite comprising panelled bath with Triton electric shower over, pedestal wash basin, low flush WC. Fully tiled walls. Single glazed window. Radiator.



## EXTERNAL

Externally, there is a low maintenance garden to front with flowers, shrubs and bushes. Access from the rear to DOUBLE INTEGRAL GARAGE (tandem style) 27'6" x 12' with up and over door. Light and power points., additional store room. Note the property further benefits from a multichannel French TV system, further details on request.



## DIRECTIONS

Form Halifax centre proceed along Harrison Road turning right into Savile Road. Proceed up Savile Road until reaching the mini roundabout and turn left into Savile Park Road. Follow the road round, Rothwell Mount is on the left on the corner of Rothwell Road.

**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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# Energy Performance Certificate

6, Rothwell Mount, HALIFAX, HX1 2XN

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 17 October 2018  
**Date of certificate:** 17 October 2018

**Reference number:** 8608-7820-2869-0563-4992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 74 m<sup>2</sup>

## 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:**

**£ 2,325**

**Over 3 years you could save**

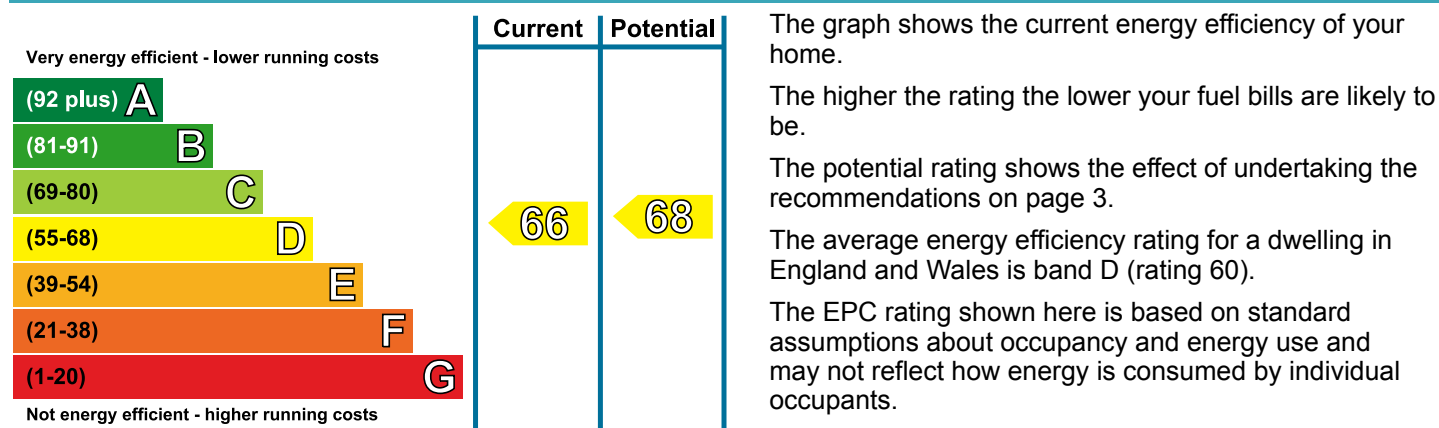
**£ 162**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 183 over 3 years	
Heating	£ 1,674 over 3 years	£ 1,695 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 2,325</b>	<b>£ 2,163</b>	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 159

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.