



**69 BEECHWOOD ROAD
HOLMFIELD
HALIFAX**

A MATURE, THREE BEDROOMED, SEMI DETACHED HOUSE, SET IN THIS POPULAR AND SOUGHT AFTER LOCATION, REQUIRING SOME IMPROVEMENT, BUT AFFORDING GREAT POTENTIAL. An internal inspection is recommended to appreciate the accommodation on offer, which requires some updating, but could readily be transformed into a lovely family home and comprises entrance hall, lounge, dining room, kitchen, ground floor shower room, three bedrooms, bathroom/WC, partial electric heating and double glazing installed. Externally, there is a low maintenance garden to front, drive with off road parking, good sized garden to rear, the property further benefits long distance views to rear. Handily placed, the property is well placed for excellent local schools, local shops and is within a ten minute drive of Halifax centre for a wider range of facilities.

OFFERS IN THE REGION OF £115,000

ENTRANCE HALL

Electric heater. Double glazed door and window.

LOUNGE

13'4" x 11'3" (4.06m x 3.43m)

With double glazed bay window to front. Fitted gas fire. Fitted shelving. Coving to ceiling.



KITCHEN

10'5" x 6'7" (3.18m x 2.01m)

With stainless steel sink unit, range of floor and wall units. Gas cooker point. Double glazed window overlooking the rear garden. Plumbed for auto washer. Multipoint gas water heater.



REAR LOBBY

Double glazed door. Store cupboard.

DINING ROOM

8'10" x 7'10" (2.69m x 2.39m)

With double glazed window to front.

INNER LOBBY

Double glazed window.

SHOWER ROOM

With shower cubicle and fitted electric shower.

STAIRS AND LANDING

Double glazed window.

BEDROOM ONE

11'8" x 10'6" (3.56m x 3.20m)

With double glazed bay window to front. Built in wardrobes. Electric heater.



BEDROOM TWO

10'9" x 9'2" (3.28m x 2.79m)

With double glazed bay window to rear, note the outlook. Built in wardrobe/storage. Electric heater.



BEDROOM THREE

6'2" x 5'6" (1.88m x 1.68m)

Double glazed window.

BATHROOM/WC

With a three piece suite comprising panelled bath, pedestal wash basin, low flush WC, tiled surrounds. Double glazed window.



EXTERNAL

Externally, there is a low maintenance garden to front, drive with off road parking, good sized garden to rear with flowers and shrubs, garden shed.



VIEW TO REAR



DIRECTIONS

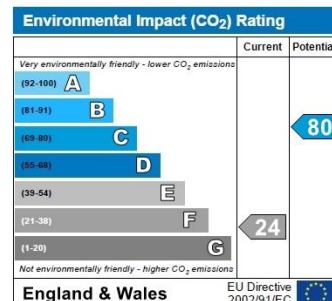
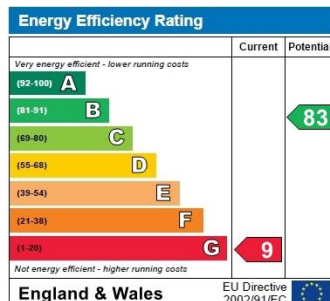
From Halifax town centre proceed out on the A629 Keighley Road. Proceed along this road passing through Ovenden until reaching the traffic lights, just after Shay Lane. Proceed on and after passing the junior school on the right, turn right into Beechwood Road. Continue on down the road and number 69 can be found 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.

(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.



Energy Performance Certificate

69, Beechwood Road, HALIFAX, HX2 9BT

Dwelling type: Semi-detached house
Date of assessment: 01 February 2018
Date of certificate: 05 February 2019

Reference number: 0565-2829-7325-9608-4221
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 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:

£ 9,276

Over 3 years you could save

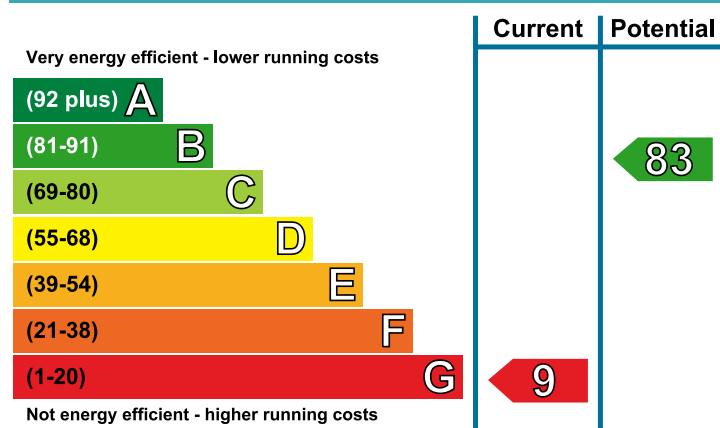
£ 7,278

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 165 over 3 years	
Heating	£ 8,679 over 3 years	£ 1,686 over 3 years	
Hot Water	£ 267 over 3 years	£ 147 over 3 years	
Totals	£ 9,276	£ 1,998	

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



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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 480
2 Cavity wall insulation	£500 - £1,500	£ 1,704
3 Floor insulation (suspended floor)	£800 - £1,200	£ 684

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

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.