



**35 EMSCOTE GROVE
BELL HALL
HALIFAX**

OCCUPYING A PLEASANT POSITION SET BACK FROM THE MAIN ROAD this stone built unfurnished mid terraced house being within easy reach of local amenities. FULLY MANAGED. Enhanced by gas fired central heating and double glazing this property must be viewed to appreciate the well planned interior which benefits from a generous lounge, fitted kitchen , two bedrooms and bathroom/WC with white suite. Conveniently positioned the property affords quick and easy access to Halifax centre for a wide range of shopping facilities and other amenities. Comprising: Entrance lobby, lounge, kitchen, cellar, two bedrooms, bathroom, gas central heating and double glazing. Sorry no housing benefits, pets or smokers. Bond required.

£450 PER CALENDAR MONTH

COMPRISING

PVCu double glazed entrance door with glazed upper panel opens into:

ENTRANCE LOBBY

With fitted carpet. Dado rail.

From entrance hall wood panelled door opens into:

SPACIOUS LOUNGE

4.30m x 4.02m (into alcove) (14'1" x 13'2" (into alcove))

With PVCu double glazed window to front elevation. Feature fireplace to chimney breast with ornate wood surround, tiled inset and hearth housing encased electric log effect fire. Picture rail and attractive coving to ceiling with ornate centre rose. Fitted carpet. Two double radiators. One telephone point. TV aerial.



From lounge wood panelled door opens into:

INNER HALL

With fitted carpet.

From inner hall wood panelled door opens into:

KITCHEN

4.02m x 1.82m (13'2" x 6'0")

Being fitted with a range of modern wall and base units with matching work surfaces incorporating stainless steel sink unit with mixer tap. Four ring stainless steel gas hob and stainless steel single oven below. The kitchen has been tiled around the wall and base units with complimentary colour scheme to the remaining walls. Six inset spotlights to ceiling. Extractor fan. Double radiator. Vinyl flooring. PVCu double glazed window to rear elevation. The central heating boiler is housed in the kitchen.



From kitchen panelled door opens onto steps leading down to:

CELLAR

A very spacious cellar providing ample storage and also plumbing for automatic washing machine. Window to front elevation.

From inner hall steps with fitted carpet and hand rail lead to:

LANDING

With fitted carpet. Attractive open balustrade.

From landing pine panelled door opens into:

BATHROOM

2.03m x 1.84m (6'8" x 6'0")

With three piece suite comprising pedestal wash basin, low flush w.c and panelled bath with over bath shower and shower screen. The bathroom has been tiled around the bath and basin area with complimentary colour scheme to the remaining wall. Single radiator. Vinyl flooring. PVCu obscure double glazed window to rear elevation. Extractor fan.



BEDROOM ONE

3.55m x 3.51m (11'8" x 11'6")

PVCu double glazed window to front elevation with fitted blind. Painted cast iron fire to chimney breast. A range of wardrobes and cupboards to chimney alcove providing ample storage. Fitted carpet. Double radiator. TV point.



From landing pine panelled door opens into:

BEDROOM TWO

3.53m (max) x 1.88m (max) (11'7" (max) x 6'2" (max))

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



GENERAL

The property is constructed of stone and is surmounted with a slate roof. It has the benefit of all mains services, with the added benefit of PVCu double glazing and gas central heating.

EXTERNAL

To the front of the property there is a path leading to the front door. There is a raised gravelled bed. Steps lead down to stone outhouse.



DIRECTIONS

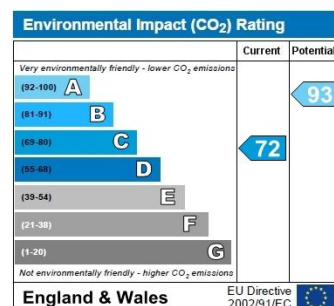
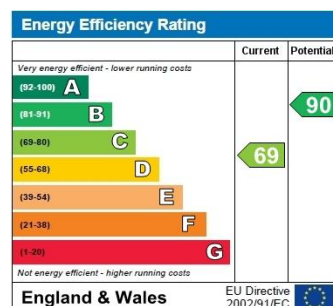
From Halifax town centre proceed on Harrison Road and turn right onto Savile Road. Proceed on this road on into Haugh Shaw Road and on approaching the mini roundabout turn left into Savile Park Road. Proceed on for a short distance turning right onto Emscote Street South. Proceed up the road and Emscote Grove can be found on the left. Number 35 is situated on the left hand side. HX1 3AP

PLEASE NOTE

The Landlord has no obligation to repair/replace any of the standalone 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.



Energy Performance Certificate

35, Emscote Grove, HALIFAX, HX1 3AP


Dwelling type: Mid-terrace house
Date of assessment: 01 May 2012
Date of certificate: 01 May 2012

Reference number: 8904-9999-1729-8206-2523
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 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:	£1,563
Over 3 years you could save	£360

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£189 over 3 years	£99 over 3 years	
Heating	£1,188 over 3 years	£978 over 3 years	
Hot Water	£186 over 3 years	£126 over 3 years	
Totals	£1,563	£1,203	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>69</p>	<p>Potential</p> <p>90</p>

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).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£147	✓
2 Low energy lighting for all fixed outlets	£35	£75	
3 Solar water heating	£4,000 - £6,000	£60	✓

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.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.