



**FLAT 1  
WHITEHALL STREET  
HIPPERHOLME**

A SPACIOUS, PART FURNISHED, TWO BEDROOMED DUPLEX APARTMENT, CENTRALLY LOCATED IN THIS POPULAR VILLAGE ON THE OUTSKIRTS OF HALIFAX. Enhanced by gas fired central heating and PVCu double glazing the property comprises entrance lobby, large, newly fitted dining kitchen, stairs to landing, spacious lounge, bathroom, two double bedrooms and separate dressing room/study. Handily placed the property provides excellent access to local shopping facilities and other amenities and the M62 motorway network. FULLY MANAGED. Sorry no housing benefits, pets or smokers. Bond required. PART FURNISHED

**£450 PER CALENDAR MONTH**

## **ENTRANCE LOBBY**

Radiator.

## **GROUND FLOOR**

### **DINING KITCHEN**

13'9" x 13'6" (4.19m x 4.11m)

Newly fitted and appointed with stainless steel sink unit, cupboard under. Attractive range of floor and wall units in white gloss, tiled surrounds. New World electric cooker. Extractor hood. Beko washer. Samsung fridge/freezer. Vokera gas central heating boiler. Double glazed window. Radiator. Tiled floor.



### **REAR LOBBY**

Note there is access from the rear lobby to a cellar which is only to be used in an emergency.

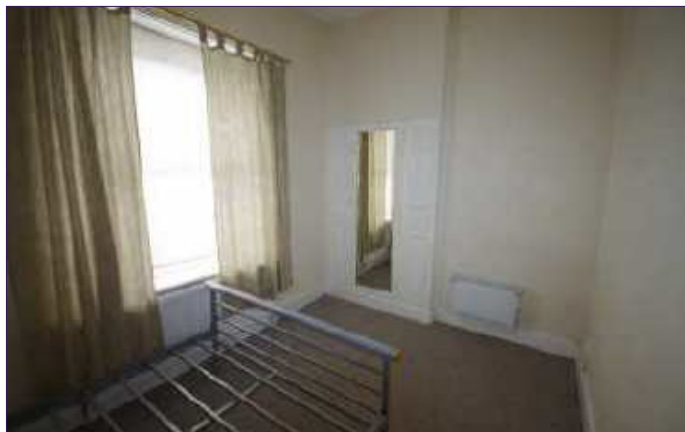
### **LANDING**

Accessed via stairs from entrance lobby.

### **BEDROOM ONE**

12'4" x 8'2" (3.76m x 2.49m)

With PVCu double glazed window to the front elevation. Inset spotlights to ceiling. Fitted wardrobes with mirrored door to chimney breast. Radiator.



### **DRESSING ROOM/STUDY**

9' x 5'2" (2.74m x 1.57m)

With inset spotlights to ceiling. Fitted wardrobes. Radiator.

### **BATHROOM/WC**

White suite comprising low flush WC, pedestal wash basin and panelled bath with electric shower and curtain. Tiled surrounds. Double glazed window. Vinyl floor. Radiator.



### **INNER HALL**

Recessed arched shelving.

### **LOUNGE**

16'2" x 14'2" (max) (4.93m x 4.32m (max))

With PVCu double glazed windows to three elevations with fitted blinds. Feature cast iron ornamental fireplace to chimney breast with painted wood surround. One TV point. Two Radiators. Telephone point. New carpet.



### **BEDROOM TWO**

13'7" x 10'4" (4.14m x 3.15m)

Store cupboards to chimney alcove. Feature cast iron ornamental fireplace to chimney breast. PVCu double glazed window to the front elevation with fitted blind. Radiator.



## EXTERNAL



## DIRECTIONS

From Halifax town centre proceed along Cow Green and Broad Street taking the third turning at the Orange Street roundabout along Burdock Way. Proceed up Godley Hill, down past Shibden Park until reaching the traffic lights at Stump Cross. Take the A58 Leeds Road travelling to Hipperholme. Upon reaching the traffic lights at Hipperholme proceed straight ahead towards Leeds turning immediately left into Whitehall Street and Flat 1 is on the right hand side. HX3 8NB

## PLEASE NOTE

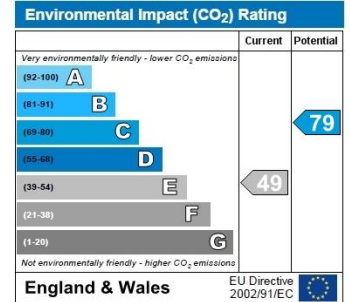
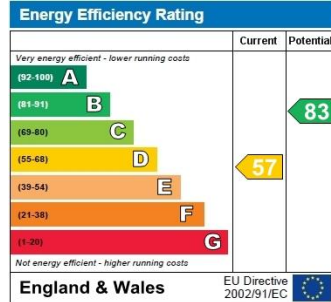
The Landlord has no obligation to repair/replace any of the standalone white goods, appliances or furniture in the property. This does not affect statutory rights.

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

1, Whitehall Street, HALIFAX, HX3 8NB

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 28 August 2018  
**Date of certificate:** 28 August 2018

**Reference number:** 8303-0485-0629-4026-4883  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 122 m<sup>2</sup>

## Use this document to:

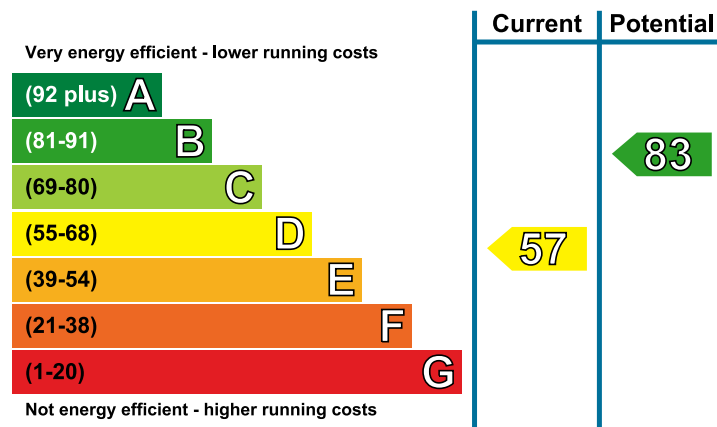
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,218</b>
<b>Over 3 years you could save</b>	<b>£ 1,746</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 231 over 3 years	
Heating	£ 3,528 over 3 years	£ 2,019 over 3 years	
Hot Water	£ 315 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 4,218</b>	<b>£ 2,472</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



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 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,203
3 Floor insulation (suspended floor)	£800 - £1,200	£ 207

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](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.