



**169 WARLEY ROAD
HALIFAX
HX1 3TW**

A DECEPTIVELY SPACIOUS, STONE BUILT, THREE BEDROOMED MID TERRACE HOUSE, OCCUPYING A PROMINENT POSITION CLOSE TO WEST VIEW PARK. Only by an internal inspection can the well proportioned accommodation be fully appreciated, which has been the subject of recent modernisation and improvement and comprises large lounge, separate fitted kitchen, master bedroom and bathroom/WC to the first floor, two further attic bedrooms, gas central heating and double glazing installed. Externally there is a small paved area to front and enclosed decking area to rear, on street parking also to the rear. Conveniently placed, the property is within easy reach of local schools and shopping facilities and is within a few minutes drive of Halifax town centre for a wide range of amenities.

£87,000

COMPRISES

LARGE LOUNGE

14'7" x 14' (4.45m x 4.27m)

A well proportioned reception room with double glazed window to front and PVCu entrance door. Coving to ceiling. Laminate flooring. Radiator.



FITTED KITCHEN

11'2" x 6'1" (3.40m x 1.85m)

With stainless steel sink unit, cupboard under. Attractive range of floor and wall in cream finish. Built in under oven, electric hob, extractor hood. Tiled floor. Double glazed window, PVCu rear door. Stairs to cellar. Double glazed window.



STAIRS AND LANDING

Double glazed window. Store cupboard.

BEDROOM ONE

12'6" x 11'4" (3.81m x 3.45m)

With built in wardrobes. Double glazed window. Radiator.



SPACIOUS BATHROOM/WC

Furnished with a lovely white suite comprising panelled bath, shower attachment, wash hand basin, cupboard under, low flush WC, tiled surrounds. Double glazed window. Radiator. Central heating boiler. Store cupboard.



STAIRS TO SECOND FLOOR

BEDROOM TWO

12'6" x 7'4" (3.81m x 2.24m)

Velux window. Radiator. Access to storage.



BEDROOM THREE

9'1" x 9' (2.77m x 2.74m)

Velux window. Radiator.



EXTERNAL

Externally there is a small paved area to front. Enclosed decking area to rear, on street parking also to the rear.



DIRECTIONS

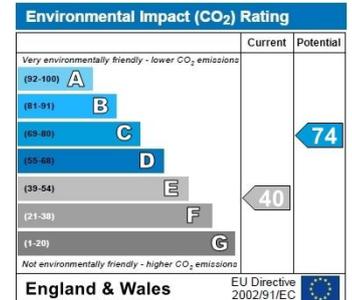
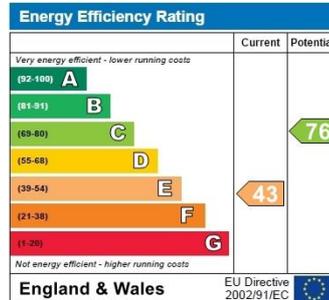
Leave Halifax town centre via King Cross Street and proceed on into the dual carriageway, Aachen Way. Proceed on up to King Cross traffic lights and bear right onto Burnley Road (A646), bear right at the next set of lights into Warley Road, continue up and number 169 can be found on the left hand side just before the park. HX1 3TW

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 Performance Certificate

169, Warley Road, HALIFAX, HX1 3TW

Dwelling type: Mid-terrace house
Date of assessment: 24 February 2016
Date of certificate: 25 February 2016

Reference number: 8796-6622-6430-5544-2926
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 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

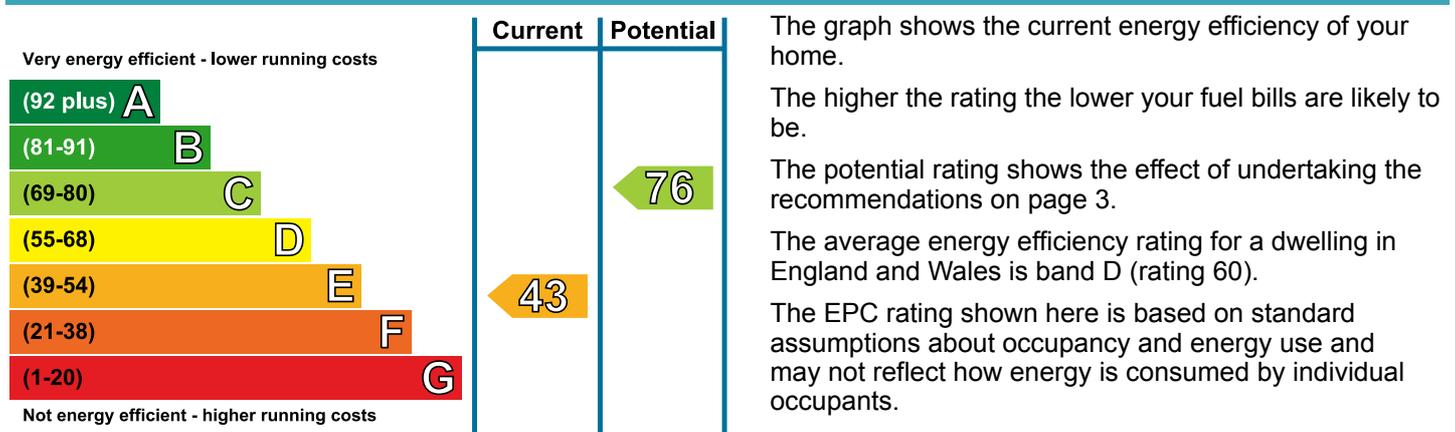
Estimated energy costs of dwelling for 3 years:	£ 4,650
Over 3 years you could save	£ 1,914

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 165 over 3 years	
Heating	£ 4,077 over 3 years	£ 2,349 over 3 years	
Hot Water	£ 324 over 3 years	£ 222 over 3 years	
Totals	£ 4,650	£ 2,736	

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 Room-in-roof insulation	\$1,500 - \$2,700	£ 771
2 Cavity wall insulation	\$500 - \$1,500	£ 873
3 Floor insulation (solid floor)	\$4,000 - \$6,000	£ 96

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.