



**55 TROOPER LANE
SOUTHOWRAM
HALIFAX**

A CHARMING, STONE BUILT, END TERRACED HOUSE, SET IN A LOVELY LOCATION WITH LONG DISTANCE VIEWS. Only by an internal inspection can the characterful accommodation be fully appreciated, which is enhanced by gas fired central heating and double glazing and comprises entrance to lounge with feature fireplace, separate fitted kitchen, bedroom and shower room to the first floor, attic/bedroom two to the second floor. Externally, there is a paved patio/seating area to the side which fully enjoys the rural outlook. Whilst occupying this enviable, rustic setting, the property is within a few minutes drive of Halifax centre for a wide range of shopping facilities and other amenities.

REDUCED TO £85,000

COMPRISES

ENTRANCE TO LOUNGE

10'6" x 10' (3.20m x 3.05m)

A fine reception room, full of character with feature Inglenook fireplace, fitted living flame effect gas stove, mantel over. Double glazed window, note the view. PVCu entrance door Delft rack. Radiator. Under stairs store.



SEPARATE KITCHEN

12'5" x 6'2" (3.78m x 1.88m)

With stainless steel sink unit, cupboard under. Range of floor and wall units, tiled surrounds. Electric cooker point. Tiled floor. Small double glazed window. Pine panelled ceiling, inset spotlights.

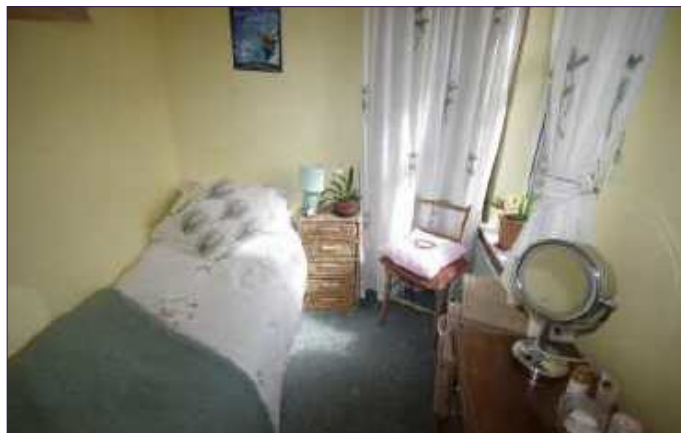


STAIRS AND LANDING

BEDROOM ONE

6'6" x 6' (1.98m x 1.83m)

Built in bed base. Double glazed window, note the view. Radiator. Concealed central heating boiler.



SHOWER ROOM/WC

With a fully tiled shower cubicle, thermostatically controlled shower, pedestal wash basin, low flush WC. Radiator. Extractor fan.



STAIRS TO ATTIC/BEDROOM TWO

13'8" x 9'10" (4.17m x 3.00m)

Note the beamed ceiling, exposed brickwork with cast iron fireplace. Double glazed window, again enjoys the views. Radiator.



EXTERNAL

Externally, there is a paved patio/seating area to the side which fully enjoys the rural outlook.



VIEWS



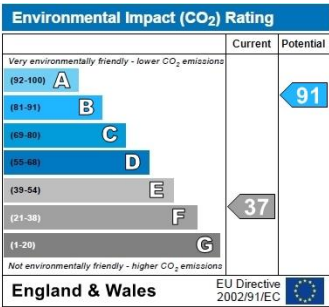
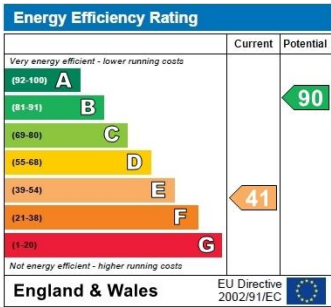
DIRECTIONS

From Halifax town centre proceed down Horton Street, turning right at the traffic lights along South

Parade. At the first mini roundabout proceed straight ahead. At the second mini roundabout turn left down Water Lane. At the next junction proceed straight ahead turning right into Trooper Lane. Follow the road up and around several bends and number 55 is on the left hand side. HX3 9JB

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

55, Trooper Lane, HALIFAX, HX3 9JB

Dwelling type: End-terrace house
Date of assessment: 18 September 2018
Date of certificate: 18 September 2018

Reference number: 8703-2386-2029-7497-1183
Type of assessment: RdSAP, existing dwelling
Total floor area: 41 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:

£ 2,922

Over 3 years you could save

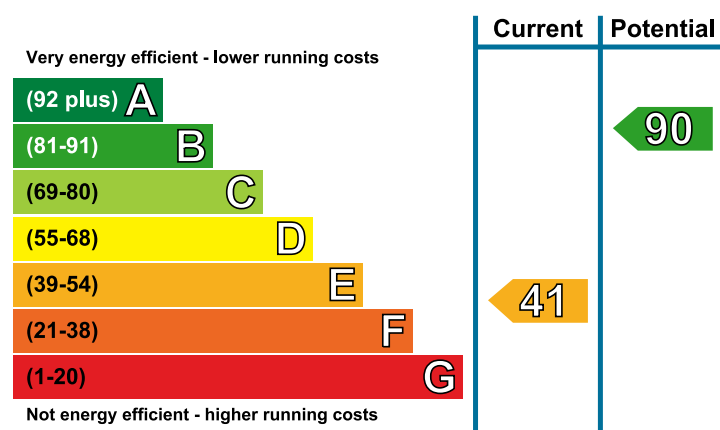
£ 1,716

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 96 over 3 years	
Heating	£ 2,496 over 3 years	£ 966 over 3 years	
Hot Water	£ 243 over 3 years	£ 144 over 3 years	
Totals	£ 2,922	£ 1,206	

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 Room-in-roof insulation	£1,500 - £2,700	£ 576
2 Internal or external wall insulation	£4,000 - £14,000	£ 792
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 102

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.