



**6 THORPE STREET
HALIFAX
HX3 6NS**

First time buyers looking for a great alternative to an apartment? Investor seeking to add a lovely property to your portfolio? Look no further! This delightful property has a GARAGE.

A delightful, one bedroom end terraced house, set over three floors, the garage being set to the ground floor, and positioned close to the shops and amenities provided by Boothtown. The property has gas central heating and uPVC double glazing (excluding the velux in the bathroom, which is double glazed.)

Comprising: Lobby, Garage, open plan Living Room with fitted kitchen area, Bedroom with fitted wardrobes and Bathroom.

£70,000

ENTRANCE LOBBY

With security alarm control panel, radiator and door to the garage.

GARAGE

5.11 x 2.95 (16'9" x 9'8")

With light, power, gas combination boiler and an additional useful storage area under the stairs.



Stairway

KITCHEN AREA/LIVING ROOM

5.07 x 2.95 (16'8" x 9'8")

An open plan living room, with separate lounge and kitchen areas.

The kitchen area has a range of fitted base and wall units with drawers and work surfaces, incorporating a four ring gas hob with overlying hood and electric oven. Security alarm control panel.



STAIRS and LANDING

BEDROOM ONE

3.95 x 3.23 (13'0" x 10'7")

With double fitted wardrobe cupboards.



BATHROOM

With a white three suite of low level WC, was basin and bath with mixer to shower head and shower screen. Double glazed velux window.



DIRECTIONS

From Halifax town centre proceed along Cow Green and Broad Street. Turn left at the traffic lights. Take the third turning at the Orange Street roundabout along Burdock Way. Take the first slip road off to the left (signposted Queensbury). Proceed up Haley Hill then turn right into Woodlands Road. At the end of Woodlands Road turn left into Claremount Road and after a short distance turn left into Thorpe Street, where the property can be found on the left hand side. Postcode: HX3 6NS

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

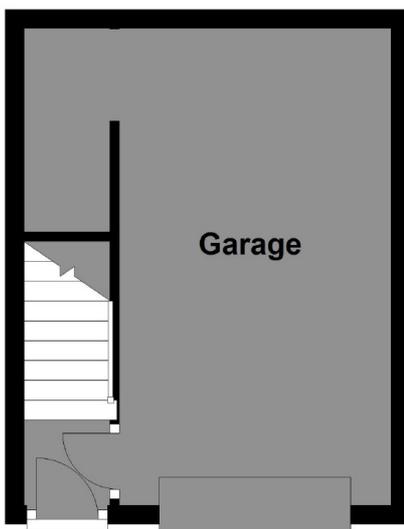
- (i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D		73	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

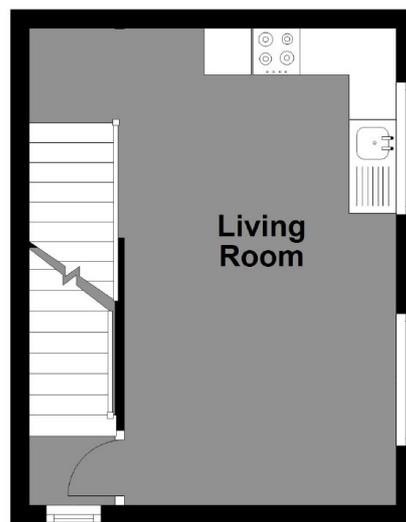
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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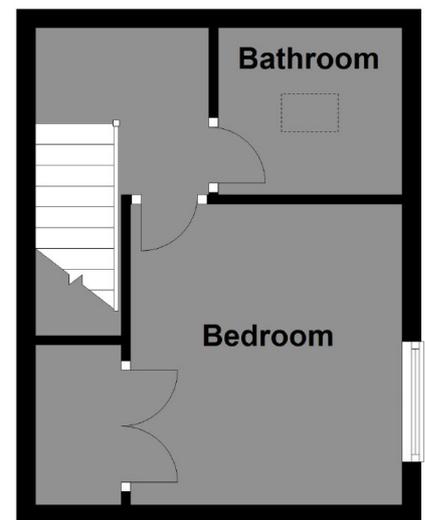
Ground Floor



First Floor



Second Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

Energy Performance Certificate

6, Thorpe Street, HALIFAX, HX3 6NS

Dwelling type: Top-floor flat
Date of assessment: 28 May 2019
Date of certificate: 28 May 2019

Reference number: 8104-4786-2429-0827-9513
Type of assessment: RdSAP, existing dwelling
Total floor area: 40 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

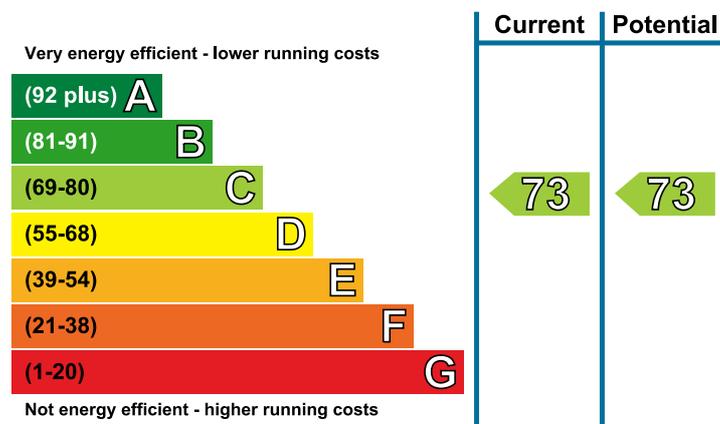
£ 1,218

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	Not applicable
Heating	£ 897 over 3 years	£ 897 over 3 years	
Hot Water	£ 213 over 3 years	£ 213 over 3 years	
Totals	£ 1,218	£ 1,218	

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 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.