



**APARTMENT 3 20 CARLTON STREET
HALIFAX
HX1 2AL**

A TASTEFULLY DECORATED FIRST FLOOR APARTMENT BEING PART OF THIS SUPERB CONVERSION CLOSE TO THE TOWN CENTRE and within walking distance of excellent local amenities. An internal inspection is essential to appreciate the care and attention that the well presented interior has received and comprises entrance hall, open plan living kitchen (16'9" x 13'4") with quality units and appliances, one bedroom, delightful en suite bathroom/WC with quality suite and shower. New carpets, tastefully decorated. double glazing and new electric heating installed. Handily placed this apartment is within easy reach of Halifax centre for a good range of shopping facilities and other amenities. Sorry no pets smokers or children. Bond required. FURNISHED

£475 PER CALENDAR MONTH

COMPRISING

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

Fitted carpet. Double glazed window.

OPEN PLAN LIVING KITCHEN

16'9" x 13'4" (5.11m x 4.06m)

Kitchen area fitted with a range of newly installed floor and wall units in cream gloss, stainless steel sink unit with cupboard under. Built in under oven, electric hob, extractor hood. Fridge freezer. Plumbed for auto washer. Boiler cupboard. Vinyl flooring. Double glazed window. Lounge area with double glazed window. Fitted carpet. Electric heater. Ansaphone.



INNER HALL

BEDROOM

12'8" x 10'10" (3.86m x 3.30m)

With feature curved wall, two double glazed windows. Electric heater. Fitted carpet.



EN SUITE BATHROOM/WC

With newly installed white suite comprising panelled bath with shower attachment, fully tiled to shower area, pedestal wash basin, low flush WC. Double glazed window.



DIRECTIONS

Carlton Street is situated just off Harrison Road and close to Halifax town centre.

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.
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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	86
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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	77
EU Directive 2002/91/EC			

Energy Performance Certificate

Flat 3, 20 Carlton Street, HALIFAX, HX1 2AL


Dwelling type: Mid-floor flat
Date of assessment: 19 July 2016
Date of certificate: 28 July 2016

Reference number: 9318-6056-7283-4466-1974
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 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:	£ 1,467
Over 3 years you could save	£ 642

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 126 over 3 years	
Heating	£ 663 over 3 years	£ 345 over 3 years	
Hot Water	£ 690 over 3 years	£ 354 over 3 years	
Totals	£ 1,467	£ 825	

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>75</p>	<p>Potential</p> <p>86</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 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 642	

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.