



**9 COPPERFIELD HOUSE
HUDDERSFIELD ROAD
HALIFAX**

AN INTERNAL INSPECTION IS ESSENTIAL to fully appreciate the attractive unfurnished accommodation provided by this two bedroomed second floor apartment which is situated in this highly desirable and extremely convenient residential location. This modern apartment has the benefit of a garage and lift. The FULLY MANAGED property provides excellent access to Halifax town centre, the M62 motorway network and Calderdale Royal Hospital which is within walking distance. Comprising: Entrance hall, open plan lounge with modern fully fitted kitchen area and balcony, two bedrooms master with en-suite, bathroom, garage, and PVCu double glazing. Sorry no pets or smokers. Bond required. UNFURNISHED

£575 PER CALENDAR MONTH

ENTRANCE HALL

With one double radiator. Phone entry system with picture screen. Smoke alarm. Laminate floor.

OPEN PLAN LOUNGE/KITCHEN

7.25m x 3.505m (23'9" x 11'6")

LOUNGE AREA

Double radiator. Thirteen inset halogen spotlights. TV point. Satellite point. Telephone point. Laminate floor. PVCu double patio doors opening onto a small balcony with a decked floor and glass and chrome railings.



KITCHEN AREA

The kitchen is fitted with modern wall and base units incorporating matching work surfaces with a stainless steel one and a half bowl sink unit with mixer tap, integral electric four ring hob with stainless steel splash back above, integral electric oven, integral fridge with freezer compartment and plumbing for automatic washing machine. Extractor hood



BEDROOM TWO

2.323m x 3.055m (7'7" x 10'0")

With a PVCu window to the front elevation with fitted blind. One double radiator. Four inset halogen spotlights. Fitted carpet.



BEDROOM ONE

2.414m x 4.246m (7'11" x 13'11")

With a PVCu window to the front elevation with fitted blind. One double radiator. Four inset halogen spotlight fittings. Fitted carpet. TV point. Telephone point.



EN SUITE

Being fully tiled with matching tiled floor. Chrome shower fitment with glass sliding doors. White low flush WC and pedestal hand wash basin. Shaver point. Heated chrome towel rail. Extractor fan. Two halogen spotlights.



BATHROOM/WC

Being fully tiled with a matching tiled floor. Obscure PVCu window. The bathroom comprises of a white hand basin with mixer tap, low flush WC and white bath with mixer tap. Shaver point. Chrome heated towel rail. Extractor fan. 4 spotlights.



CUPBOARD

Housing the Tribune central heating boiler.

EXTERNAL

To the rear of the property there is access to an integral single garage with electric up and over door.



GENERAL

The property has the benefit of main services water and electric with the added benefit of PVCu double glazing. There is a lift to all floors

DIRECTIONS

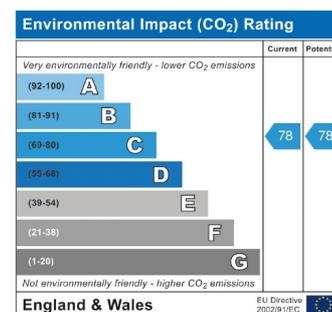
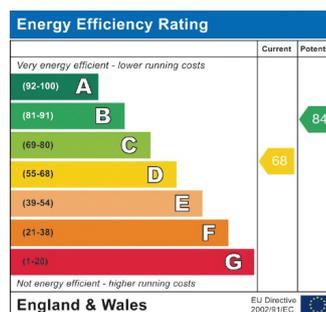
From Halifax town centre proceed along Skircoat Road and Huddersfield Road for approximately 1 mile. Copperfield House is on the right hand side. HX3 0NS

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



Apartment 9 Copperfield House
Huddersfield Road

HALIFAX
HX3 0NS

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Total floor area:

Mid-floor flat
14 April 2009
14 April 2009
9848-4027-6224-6801-5010
61 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	78	78
(55-68) D	68	84	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	191 kWh/m ² per year	189 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year
Lighting	£55 per year	£35 per year
Heating	£129 per year	£102 per year
Hot water	£260 per year	£114 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to the Energy Saving Trust Limited to provide information on financial help for improving its energy performance
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome