



**102 SIMPSON TERRACE
SAVILE PARK
HALIFAX**

IMMACULATE, FULLY FURNISHED, DUPLEX APARTMENT WITH LARGE BALCONY IN DESIRABLE LOCATION - An internal inspection is absolutely essential to fully appreciate the extremely attractive and modern two bedroomed accommodation provided by this duplex apartment which comprises entrance hall, lounge/dining room, adjoining kitchen, two bedrooms, bathroom/WC, feature balcony and parking space. Situated in this highly desirable and convenient location, the property is within walking distance of Halifax town centre, close to the hospital and affords easy access to the M62 motorway network. This FULLY MANAGED and FULLY FURNISHED residence has the benefit of a wealth of quality fixtures and fittings with the added benefit of gas central heating. An early appointment to view is strongly recommended in order to avoid disappointment. Sorry no pets or smokers. Bond required.

£795 PER CALENDAR MONTH

COMPRISING

Front entrance door opens into:

ENTRANCE HALL

Vinyl laminate effect floor. One single radiator. Security entry system.

From entrance hall panelled door opens into:

UNDER STAIRS STORE

Being fitted with shelving. Laminate wood floor. Light.

From entrance hall panelled door opens into:

DOWNSTAIRS CLOAKROOM

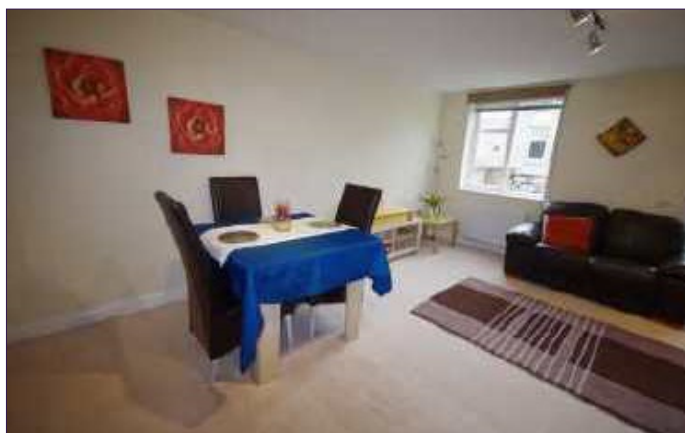
Being fitted with a hand wash basin and low flush WC. One single radiator. The downstairs cloakroom is tiled around the two piece suite. Laminate wood floor.

From entrance hall panelled door opens into:

LOUNGE/DINING ROOM

4.45m x 5.69m (14'7" x 18'8")

Two double radiators. Patio doors open onto decked patio area with further PVCu double glazed window to the rear elevation. Fitted carpet and blinds. TV point. Telephone point.



From lounge/dining area through to:

KITCHEN

2.28m x 2.57m (7'6" x 8'5")

Being fitted with wall and base units with matching work surfaces. The kitchen is tiled around the wall and base units with complimenting colour scheme to the remaining walls. Integrated fridge freezer, 'Neff' electric hob and oven with grill above. Extractor hood. Integrated Electrolux dishwasher. Stainless steel sink unit with mixer tap. Vinyl flooring.



From entrance hall stairs with fitted carpet leads to:

LANDING

Access to loft. One single radiator. Fitted carpet.

From landing door opens into:

BOILER ROOM

Housing the boiler. Light point. Fitted carpet.

From landing panelled door opens into:

BEDROOM 1

3.68m x 4.43m (12'1" x 14'6")

With two double glazed window to the front elevation with fitted blinds. One double radiator. Fitted carpet. Six door freestanding wardrobe, bedside cabinets and drawers. One telephone point.



From landing panelled door opens into:

BEDROOM 2

3.45m x 4.65m (11'4" x 15'3")

Velux double glazed window with fitted blinds. One double radiator. Fitted carpet.



From landing panelled door opens into:

BATHROOM

With white three piece suite incorporating low flush WC, pedestal wash basin with mixer tap, panelled bath with shower fitment and shower screen. The bathroom is fully tiled around the three piece suite with complementing colour scheme to the remaining walls. Extractor fan. Vinyl flooring.



GENERAL

The property is constructed of stone and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of double glazing and gas central heating.

EXTERNAL

There is a sun terrace accessed via the lounge.

DIRECTIONS

From Halifax town centre proceed along Skircoat Road turning right into Heath Road. At the traffic lights turn right into Free School Lane. Take the third turning right into the Royal development and follow the road round to the left and round to the right and Simpson Terrace is on the right hand side. HX1 2NJ

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 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		81	83
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		83	84
EU Directive 2002/91/EC			

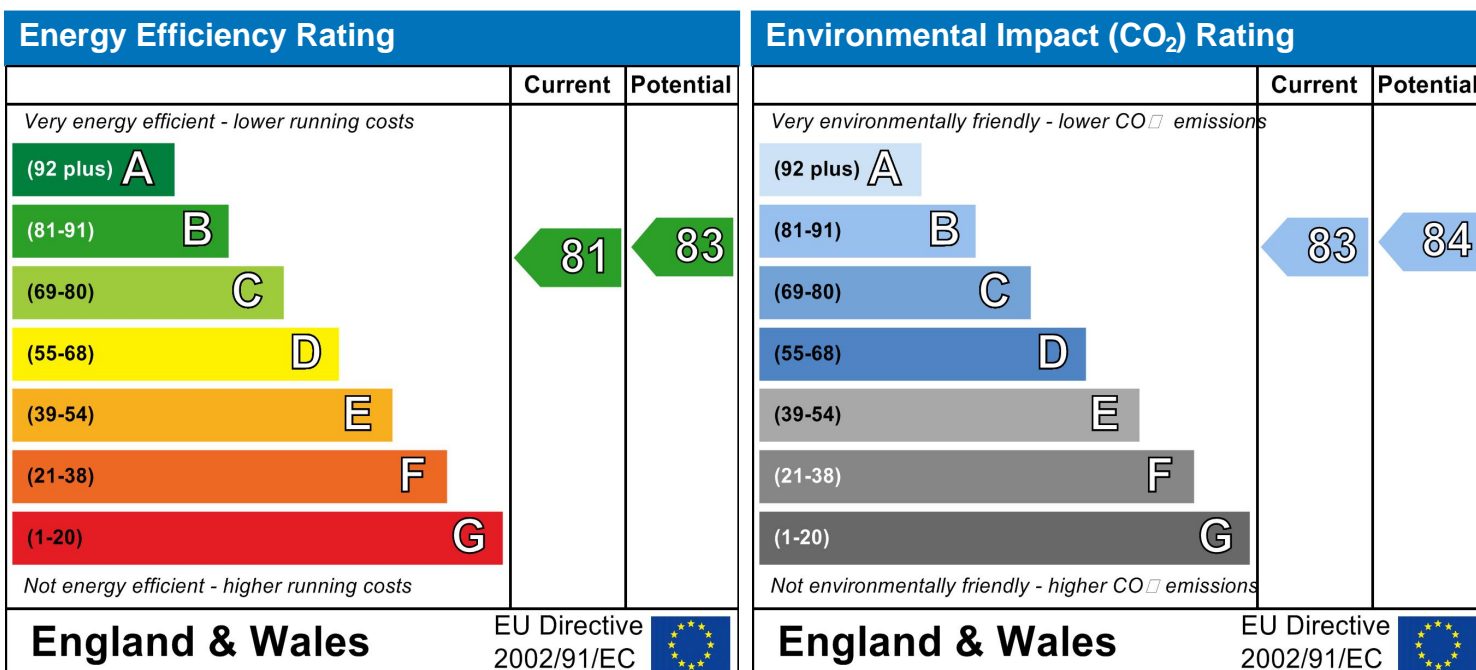
Energy Performance Certificate

Apartment 102
Simpson Apartments
Haworth Close
HALIFAX
HX1 2NJ

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

Mid-floor maisonette
10 February 2010
10 February 2010
8100-6822-4840-0740-0992
RdSAP, existing dwelling
90 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.



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	121 kWh/m ² per year	109 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.6 tonnes per year
Lighting	£102 per year	£51 per year
Heating	£267 per year	£272 per year
Hot water	£92 per year	£92 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.