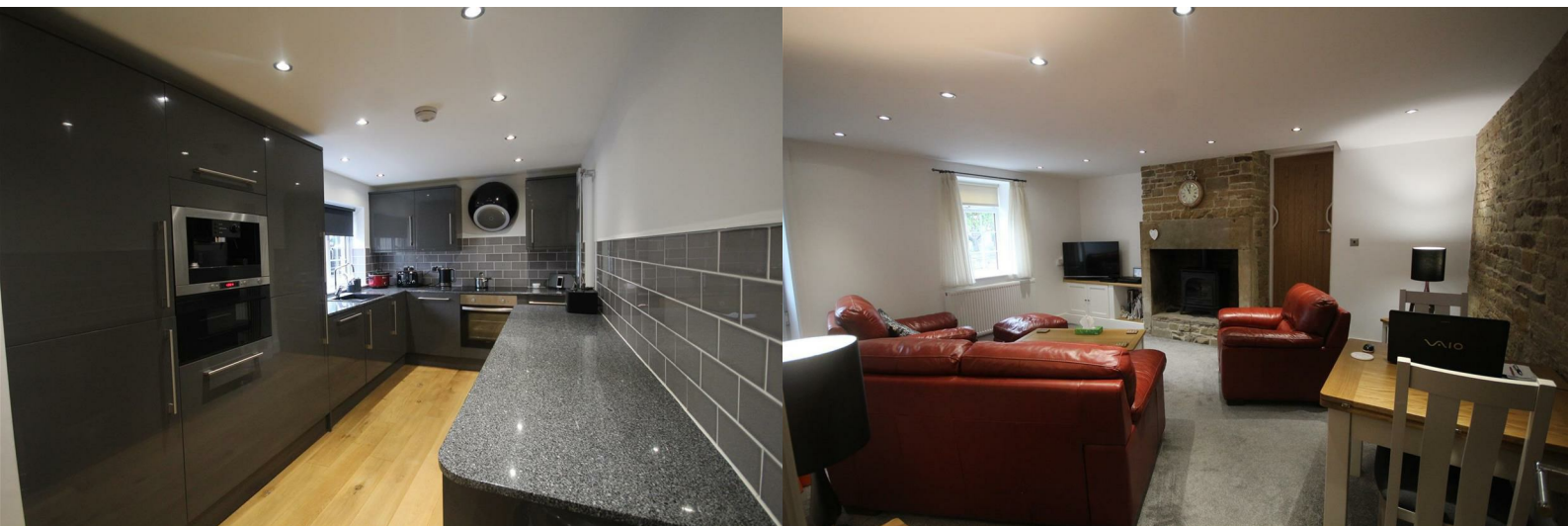




## 26 Halifax Road

26 Halifax Road, Batley, WF17 7BH

**£750**



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£750



## \*\*\*VIEWINGS FULL\*\*\*

An immaculately presented 2 Bedroom bungalow. The property comprises of 2 double bedrooms, having access to a newly fitted family bathroom and downstairs cloakroom fitted out to the same high standard.

The bedrooms are accessed via the hall way witch has integrated cupboards for storage. The hall way then leads to a very stylish gloss grey kitchen with integrated appliances. The hall way then leads to a large open plan Living Dining space with ample space for good size dining table and appropriate living room furniture.

### Lounge

17'0" x 14'9" (5.18m x 4.50m)

### Hallway

### Breakfast Kitchen

17'0" x 8'6" (5.18m x 2.59m)

### Bedroom 1

13'0" x 8'9" (3.96m x 2.67m)

### En-Suite Shower Room

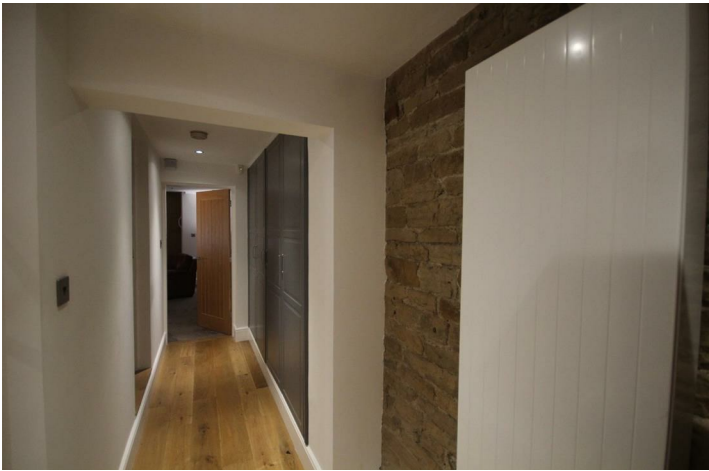
### Bedroom 2

12'3" x 9'0" (3.73m x 2.74m)

### House Bathroom

### Exterior

At end of the property there is a pleasant flagged courtyard enclosed by low stone walling.



### Energy Efficiency Rating

	Current	Potential
<b>A</b>		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		

Very efficient - lower running costs

Not efficient - higher running costs

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current
<b>A</b>	
<b>B</b>	
<b>C</b>	
<b>D</b>	
<b>E</b>	
<b>F</b>	
<b>G</b>	

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

**England, Scotland & Wales**

The energy efficiency rating is a measure of the efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**England, Scotland & Wales**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



Road Map



Hybrid Map



Terrain Map

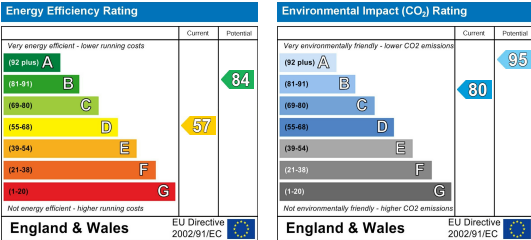


Floor Plan

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.