



21 Sunderland Way, Lightcliffe, Halifax, HX3 8FJ
Offers In The Region Of £215,000

A splendid TWO BEDROOM end Town House located in a popular residential area within close proximity to the excellent local schools and transport links. The property benefits from a pleasant position on the development, enclosed rear garden, two allocated parking spaces and an intruder alarm system.

EPC RATING - TBC

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALL

Good size entrance area with a large storage cupboard. Central heating radiator.

LOUNGE

Main reception room with double glazed patio doors leading to the rear garden. Central heating radiator and stairs to the first floor.

KITCHEN

Modern fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. There is an integrated electric oven with a gas hob and extractor fan over. Plumbing for a washing machine, double glazed window and central heating radiator.

FIRST FLOOR

LANDING

BEDROOM

Double bedroom to the front elevation with a walk in storage cupboard. Double glazed window and central heating radiator.

BEDROOM


A second double bedroom, this one to the rear with a double glazed window and central heating radiator. There is loft access to a part boarded attic space.

BATHROOM

Modern fitted three piece bathroom suite in white comprising of a bath with shower and screen over, low flush W.c and a hand wash basin sat on a vanity unit. Heated towel rail, double glazed window and tiled flooring.

EXTERNAL

To the rear a pleasant enclosed garden with patio, decking and artificial turf. To the front there is allocated off road parking for two vehicles and an EV electric charge point.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
EU Directive 2002/91/EC 