



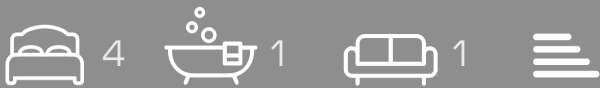
26 Newlands Road, Warley, Halifax, HX2 7RE

Per Calendar Month £1,800 Per Calendar Month

- : Desirable Location
- : Large Breakfast Kitchen
- : Double Integral Garage
- : Easy Access to Halifax Town Centre & M62
- : Bond 1900
- : 4 Good Sized Bedrooms
- : 2 Reception Rooms
- : Gardens
- : No Smokers Unfurnished Accommodation
- : Viewing Recommended

## 26 Newlands Road, Halifax HX2 7RE

Situated in this highly desirable and much sought after residential location on the outskirts of Warley, lies this four bedroomed detached property providing modern unfurnished accommodation. The property briefly comprises of an entrance porch, entrance hall, lounge, dining kitchen, dining room, utility room, integral double garage, ground floor double bedroom, three first floor bedrooms, a modern bathroom, gardens, uPVC double glazing and gas central heating. The property provides excellent access to Halifax town centre and the trans-Pennine road and rail network. Very rarely does the opportunity arise to rent a four bedroomed detached property in this location and an early appointment to view is strongly recommended.



Council Tax Band:



### ENTRANCE VESTIBULE

With door to

### ENTRANCE HALL

Laminate wood floor.

From the Entrance Hall stairs with fitted carpet lead to

### BEDROOM TWO

13'5" x 14'4"

With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, one single radiator, mirrors to one wall, unit with fitted cupboards and drawers, cornice to ceiling, inset spotlight fittings and a fitted carpet.

From the Entrance Hall a door opens to the

### LOUNGE

16'10" x 13'11"

With uPVC double glazed bow window to the front elevation enjoying a garden outlook, Adams style fireplace with coal effect living flame gas fire, cornice to ceiling, one TV point and a fitted carpet.

From the Entrance Hall double doors open to

### DINING KITCHEN

21'9" x 9'1"

With fitted white base units incorporating matching work surfaces and stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor hood above and fan assisted electric oven and grill beneath. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed windows to the side and rear elevations, inset spotlight fittings to the ceiling, one double radiator, electric cooker point, and a laminate wood floor.

From the Kitchen a doorway through to the Utility Room

### DINING ROOM

16'6" x 6'6", 32'16"

Accessed from the Dining Kitchen with uPVC double glazed French doors opening onto the rear garden with uPVC double glazed windows to either side, cornice to ceiling, laminate wood floor, one TV point and one double radiator.

From the Dining Room a door opens to the

### UTILITY ROOM

7'3" x 3'3", 27'2'3"

With plumbing for washing machine, central heating boiler, low flush W/C and hand wash basin, two uPVC double glazed windows to the rear elevation, rear entrance door and a laminate wood floor.

### INTEGRAL DOUBLE GARAGE

This double garage has an electric up and over door power and light

### FIRST FLOOR LANDING

With fitted carpet, access to loft. From the Landing a door opens to

### BEDROOM FOUR

8'7" x 6'9"

With uPVC double glazed window to the front elevation, built-in cupboards, one radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM ONE

12'11" x 10'7" excluding wardrobes

With uPVC double glazed window to the front elevation, built-in wardrobes to the length of one wall, one single radiator, one TV point and a fitted carpet.

From the Landing a door to

### BEDROOM THREE

10'7" x 12'11"

With uPVC double glazed window to the side elevation, built-in cupboards and drawers to one wall, one single radiator and a fitted carpet.

From the Landing a door opens to the

### BATHROOM

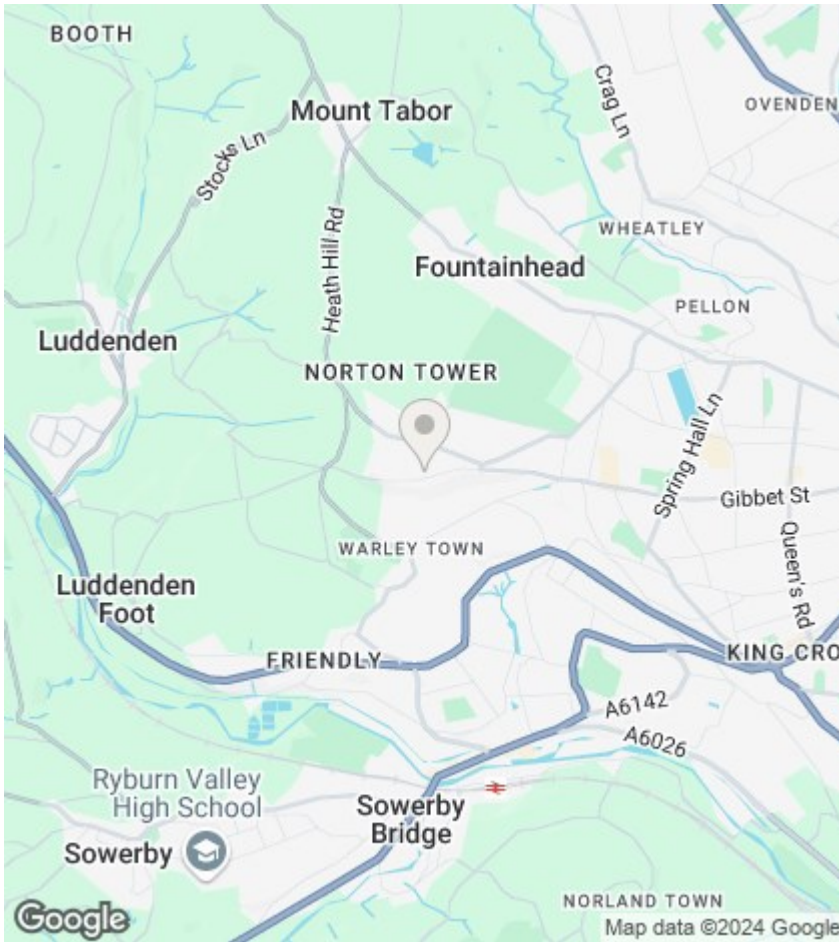
With modern white three piece suite comprising hand wash basin in vanity unit, low flush W/C and panelled bath with shower unit. The bathroom is fully tiled, has a panelled ceiling with inset spotlight fittings, laminate wood floor, chrome heated towel rail/radiator and uPVC double glazed window to the side elevation.

### GENERAL

The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is in council tax band F

### EXTERNAL

To the front of the property there is a block paved drive providing off road parking facilities and leading to the integral garage with electric roller door, power, water, light and one radiator. There is a further block paved patio area and lawned garden with mature trees and shrubs. To the side of the property there is a block paved path which leads to the rear of the property where there is an enclosed lawned garden with flagged patio area.



## Directions

## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 