Hamilton Bower
ESTATE AGENT









Apartment 1, 11 Wade House Road, Halifax, HX3 7PB
£700 Per Calendar Month

This stunning period building has been converted to provide this splendid basement apartment located in the heart of the popular village of Shelf, Halifax. The property has its own entrance and benefits from allocated parking and splendid fixtures and fittings throughout.

EPC RATING - C

COUNCIL TAX BAND - A

ENTRANCE
Located to the rear of the building.

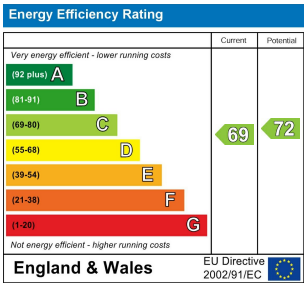
LOUNGE/DINING KITCHEN
Open plan space with room for sitting, dining and kitchen with a fabulous fitted kitchen with a range of fitted appliances. Exposed beams, two central heating radiators and a double glazed window.

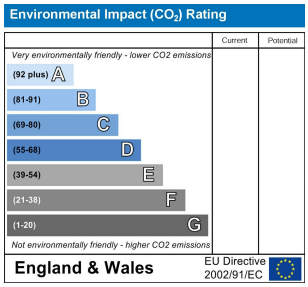
UTILITY ROOM
Fitted with a work surface and having space and plumbing for a washing machine.

BEDROOM
Double bedroom with exposed beams, a double glazed window and a central heating radiator.

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A good size second bedroom with exposed beams and a double glazed window. Central heating radiator.

BATHROOM
Modern fitted suite in white comprising of a low flush wc, hand wash basin on a vanity unit and a shower cubicle housing a shower unit. Heated towel rail and vinyl flooring.


Energy Efficiency Rating
Current
Potential
Very 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
69
72
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
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