



**11 LANESIDE
HOLYWELL GREEN
HALIFAX
HX4 9AF**

Offers in the region of:
£165,000



**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk**

Offered for sale is this stone built two bedroom cottage situated in this sought after location. The accommodation has the benefit of both gas central heating and upvc double glazing and also briefly comprises: - Useful store cellar, spacious lounge with original features, kitchen, two bedrooms and bathroom. Forecourt with open views and raised lawned area to the rear. Offered with the benefit of vacant possession and no chain.

ACCOMMODATION COMPRISES: -

USEFUL STORE CELLAR

GROUND FLOOR

Front entrance hall

With single radiator and electrical meter cupboard, tiled flooring and glazed stained glass door.

Spacious lounge

4.44 m (14'6) max x 4.12 m (13'6)

With coal effect gas stove in stone fireplace, beamed ceiling, mullion windows, ornate cast iron radiator, telephone/television point.

Kitchen

3.55 m (11'8) x 1.49 m (4'10)

Part tiled, enamel sink unit with mixer tap, wall and base fixture cupboards with laminated work surfaces, gas hob, electric oven and extractor fan, plumbing for automatic washing machine and glazed external door.

FIRST FLOOR

Landing

With single radiator (loft access)

Front double bedroom/bedroom 1

3.64 m (11'11) x 3.24 m (10'7)

With cast iron fireplace, single radiator and mullion windows.

Bedroom 2

3.67 m (12'0) x 2.14 m (7'0)

With single radiator.



Bathroom

Fully tiled with three piece white suite incorporating bath, pedestal wash hand basin and low flush wc, shower and bath with shower screen and storage cupboard housing Ideal Instinct combination condensing boiler, double radiator and tiled flooring.

External

Flagged frontage with open views. To the rear of the property there is a raised grassed area.

Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing. The Energy Efficiency rating for the property is band D. The Council tax band for the property is band A.

Directions

Please use the postcode of HX4 9AF. The property is number 11.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property

Energy performance certificate (EPC)																																		
11 Lampton Lamton Green HX4 9AF Leeds	Energy rating D	Valid until: 17 February 2028 Certificate number: 9076-1061-6100-1100-1001																																
Property type	Mid-terrace house																																	
Total floor area	60 square metres																																	
Please see before buying this property																																		
Properties can be let if they have an energy rating from A to E.																																		
<small>You can find guidance for landlords on the regulations and exemptions at https://www.gov.uk/guidance/energy-performance-certificate-for-landlords</small>																																		
Energy efficiency rating for this property																																		
This property's current energy rating is D. It has the potential to be B.																																		
The graph shows this property's current and potential energy efficiency.																																		
Properties are given a rating from A (most efficient) to G (least efficient).																																		
Properties are also given a score. The higher the number, the lower your fuel bills are likely to be.																																		
For properties in England and Wales, the average energy rating is D, the average energy score is 60.																																		
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