



26 Lane Ends Westercroft Lane, Halifax, HX3 7TY
£125,000

Offered with NO ONWARD CHAIN is this splendid one bedroom terrace, well positioned in a popular residential location. The property offers well proportioned accommodation with a good size open plan living space and a large double bedroom with fabulous far reaching views.

EPC RATING - F

COUNCIL TAX BAND - A

GROUND FLOOR

ENTRANCE PORCH

Useful entrance area.

HALLWAY

Laminate flooring and stairs to the first floor.

LOUNG/KITCHEN

Open plan space with laminate flooring, electric wall heater and double glazed widows to the side and front elevations. There are fitted wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with hob and extractor over. Under stairs storage area.

FIRST FLOOR

LANDING

BEDROOM

Large double bedroom with an electric wall heater and a double glazed window with splendid views.

BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and bath with electric shower over.

EXTERNAL

Pleasant space to the front of the property with artificial lawn and far reaching views.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very 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			
England & Wales		EU Directive 2002/91/EC	