



**169 Moor End Road, Halifax, HX2 0RZ**  
**£165,000**

Offered with NO ONWARD CHAIN is this mature THREE BEDROOM SEMI DETACHED. The property benefits from double glazing, gas central heating, pleasant gardens and garage providing off road parking.

EPC RATING - D

COUNCIL TAX BAND - B

## GROUND FLOOR

### ENTRANCE HALL

Entrance hallway with a feature stained glass window and a central heating radiator.

### LOUNGE

Pleasant main reception room with splendid views. Double glazed window to a bay at the front and a central heating radiator.

### DINING ROOM

A second reception room with a double glazed window, central heating radiator and built in storage unit.

### KITCHEN

A galley style kitchen with fitted wall and base units to one side incorporating a stainless steel sink and taps. Plumbing for a washing machine, vinyl flooring, central heating radiator and door leading to the rear garden. There is access to the cellar from the kitchen.

### CELLAR

Useful storage space.

## FIRST FLOOR

### LANDING

Double glazed window and loft access.

### BEDROOM

Double bedroom to the front elevation with far reaching views from the double glazed bay window. Central heating radiator.

### BEDROOM

Double bedroom to the rear elevation with fitted storage, a double glazed window and a central heating radiator.

### BEDROOM

A third bedroom with a double glazed window, again with views and a central heating radiator.

### BATHROOM

A fitted bathroom suite comprising of a bath, low flush W.c and a hand wash basin. Storage cupboard, double glazed window, vinyl flooring and a central heating radiator.

### EXTERNAL

To the front there is a garage providing parking and storage options. Steps lead to the front door. To the rear a lovely enclosed garden with lawns and an array of mature plants and shrubs.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		36
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	