



**Fair View Coley Road, Halifax, HX3 7SA
£995**

Rare to the market is this fabulous TWO BEDROOM end of terrace which has been renovated to provide luxurious living in a semi rural location. The property benefits from high end fixtures and fittings throughout and has off road parking to the rear. Viewing is essential to appreciate the stunning location and top quality finish.

EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALLWAY

With laminate flooring, a central heating radiator and storage cupboard. Open to the snug/home office.

LOUNGE

Pleasant lounge with a feature log burning stove set within an exposed brick chimney breast. Fitted storage, a central heating radiator and double glazed window.

DINING KITCHEN

A splendid dining kitchen fitted with a range of wall and base units with a contrasting work surface over incorporating a sink and mixer tap. Integrated appliances include a fridge freezer, dishwasher and electric oven with gas hob and extractor fan over. Tiled flooring, three double glazed windows, a central heating radiator and double glazed patio doors opening to the rear.

UTILITY ROOM

Well equipped utility room with further kitchen units with work surface over incorporating a stainless steel sink and mixer tap. Tiled flooring a double glazed window and central heating radiator.

SNUG/HOME OFFICE

Open to the entrance hallway a versatile room with a central heating radiator, double glazed window and laminate flooring.

WC

Ground floor cloakroom with a low flush wc and hand wash basin on a vanity unit. Heated towel rail and tiled flooring.

FIRST FLOOR

LANDING

Landing area with fitted storage and a central heating radiator.

BEDROOM

Double bedroom with fitted wardrobes, a double glazed window and a central heating radiator.

BEDROOM

Double glazed window and a central heating radiator.

BATHROOM

Stunning fitted bathroom suite comprising of a low flush wc and hand wash basin in a combination unit, a bath and separate glass screened shower cubicle. Tiled flooring, a double glazed window and heated towel rail.

EXTERNAL

To the rear and enclosed block paved area providing off road parking. To the front a lovely paved terrace providing a lovely place to sit out and enjoy the views.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(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		