



Hastings Way, Halifax, HX1
£700pcm

boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you looking for a modern home with a nice garden? Do you need access to the town centre, the hospital, great local schools or the moor? This town house is positioned towards the head of the cul-de-sac and has a south-east facing enclosed garden, creating a lovely place to sit out when the sun's shining as well as a safer environment for younger children. The property has a parking space within the residents' parking area, too. Inside we'll find a nice hallway with a downstairs WC to one side and a neat kitchen to the other. The lounge sits across the back of the house to take advantage of the aspect over the garden. Upstairs there are two good bedrooms and a house bathroom. Gas central heating and uPVC double glazing round the property off nicely. Please note that the landlord would prefer no pets and non-smokers, and a bond will be required.

EPC Rating: C



Key Features

- ✓ South-east facing enclosed garden
- ✓ Head of cul-de-sac position
- ✓ Allocated car parking space
- ✓ Gas central heating
- ✓ uPVC double glazing
- ✓ Security alarm system



Rooms

ENTRANCE HALL

With the security alarm control panel and a useful cloaks cupboard.

WC

With a white two piece suite consisting of a low level WC and a wash basin.

LOUNGE

13' 2" x 12' 10" (4.01m x 3.9m)

A nice family room at the rear of the property. The focal point is the fire surround with inset and hearth which houses an electric fire, but the door and window out to the rear gardens provide a lovely outlook.

KITCHEN

8' 8" x 6' 6" (2.64m x 1.98m)

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a sink unit with mixer tap and integrated appliances of a four burner gas hob to canopy hood and an electric oven.

FIRST FLOOR LANDING

BEDROOM ONE

11' 7" x 10' 8" (3.52m x 3.25m)

A nice bedroom to the rear of the property which takes in the far reaching views to the hillside. There is an airing cupboard and a double fitted wardrobe.

BEDROOM TWO

11' 1" x 6' 6" (3.39m x 1.97m)

A good sized second bedroom, this one to the front.

BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath with a shower unit to shower screen and part tiled walls plus a tiled floor.

ADDITIONAL INFORMATION

Calderdale Council Tax Band: B.

The Landlord has no obligation to repair or replace any stand alone white goods, appliances or furniture in the property. This does not affect your statutory rights.

External Areas

Garden

To the front of the property is a small lawn with flowering shrubs. To the rear is a fenced garden, south-east facing, with a large paved patio and a small area of lawn.



Allocated Parking

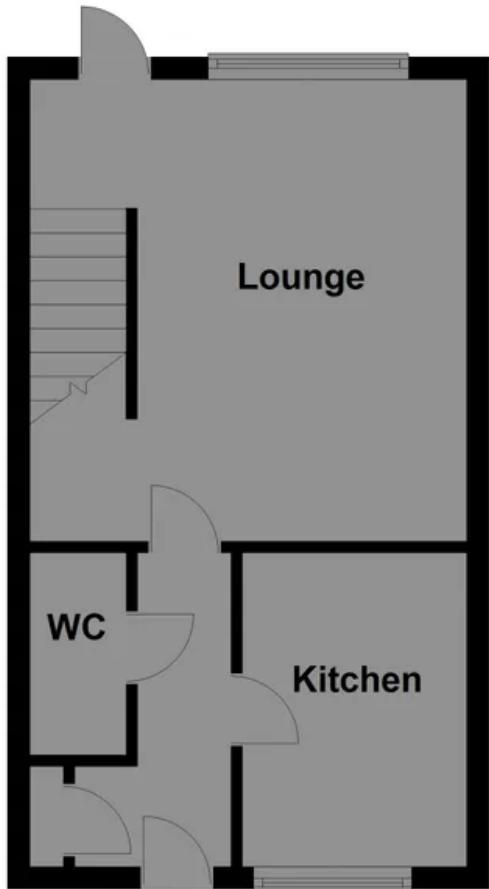
1 Parking Space

There is an allocated parking space within the residents' parking area.

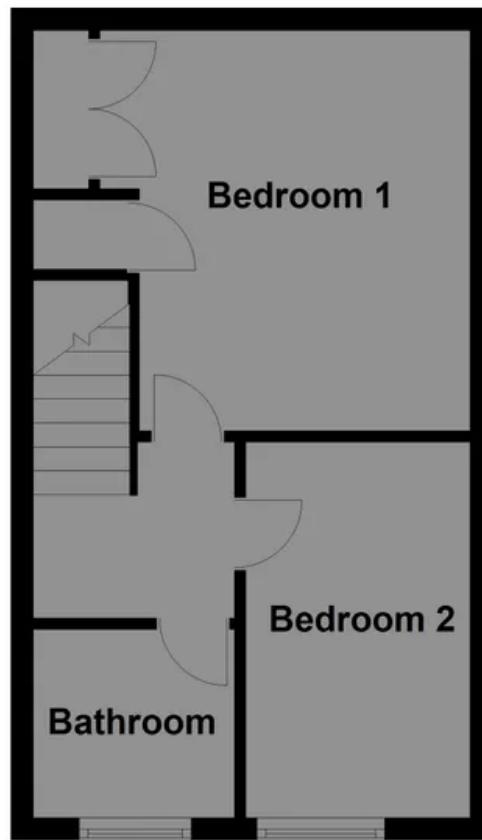


All

Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.

Plan produced using PlanUp.

Boococks

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