




Waverley Road, HALIFAX, HX5 0NL  
PCM £1,100 PCM

**E&H** Edkins Holmes  
ESTATE AGENTS



Edkins & Holmes Estate Agents are pleased to offer for let this spacious three bedroom through terraced property. Having well proportioned accommodation arranged across 2 floor levels, this makes an ideal family home. The ground floor offers a generous open plan living and dining space adjoining a good size contemporary fitted kitchen. To the first floor are three bedrooms and a four piece suite house bathroom. Having pleasant garden areas to both the front and rear together with an off road parking space. Being conveniently located for amenities and schooling within Elland as well as easy access to the M62. An early viewing is strongly advised. Energy Rating: D & Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	