



1 The Coach House Broomfield Avenue, Halifax, West Yorkshire, HX3 0JF

Offers In Excess Of £325,000

- : Highly Desirable Residential Location
- : Period Features
- : Close To Outstanding Schools
- : 2 Reception Rooms
- : Realistically Priced
- : Former Coach House
- : Spacious Accommodation
- : 3 Good Sized Bedrooms
- : Easy Access to Halifax Town Centre
- : Viewing Essential

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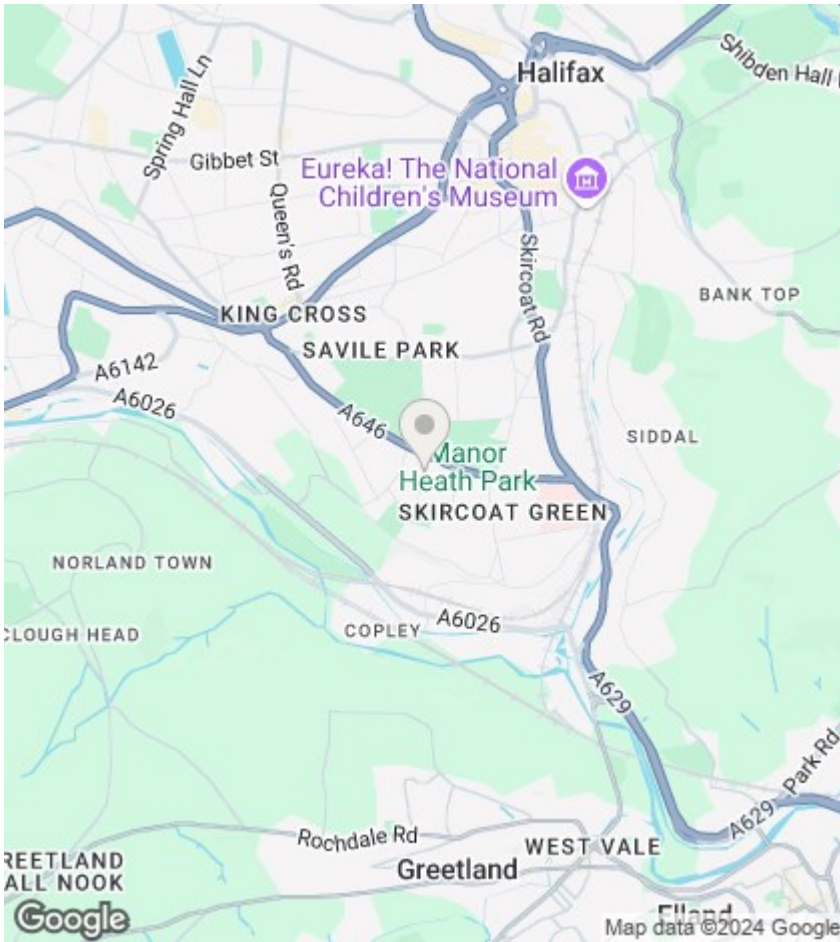
Situated in one of Calderdale's premier residential locations in the heart of Savile Park, lies this converted stone-built coach house providing an attractive and spacious three bedroomed character residence. The property has been sympathetically converted retaining many period architectural features and briefly comprises of an entrance hall, spacious sitting room, dining room, breakfast kitchen, downstairs cloakroom, three good sized bedrooms, bathroom, gardens a single garage and further parking. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax Town Centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate this quality period residence.



Council Tax Band: E







Directions

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

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	



First Floor

