

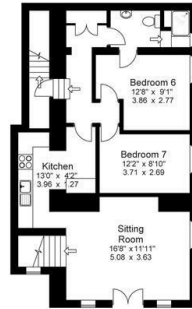


Allengate, 112 Rochdale Road, Pye Nest, Halifax, West Yorkshire, HX2 7HB

Offers In Excess Of £550,000

- : Superb Period Residence With Outstanding Original Features
- : Attractive Spacious Family Home
- : Desirable & Convenient Location
- : Granny Flat To the Lower Ground Floor With Separate Access
- : 2 Spacious Reception Rooms With Stunning Period Features
- : 7 Bedrooms & 3 Bathrooms
- : South Facing Garden
- : Garage & Off Road Parking For Several Vehicles
- : Easy Access to Trans Pennine Road & Rail Network Linking Manchester & Leeds
- : Viewing Essential

Approx Gross Floor Area = 3563 Sq. Feet
= 331 Sq. Metres

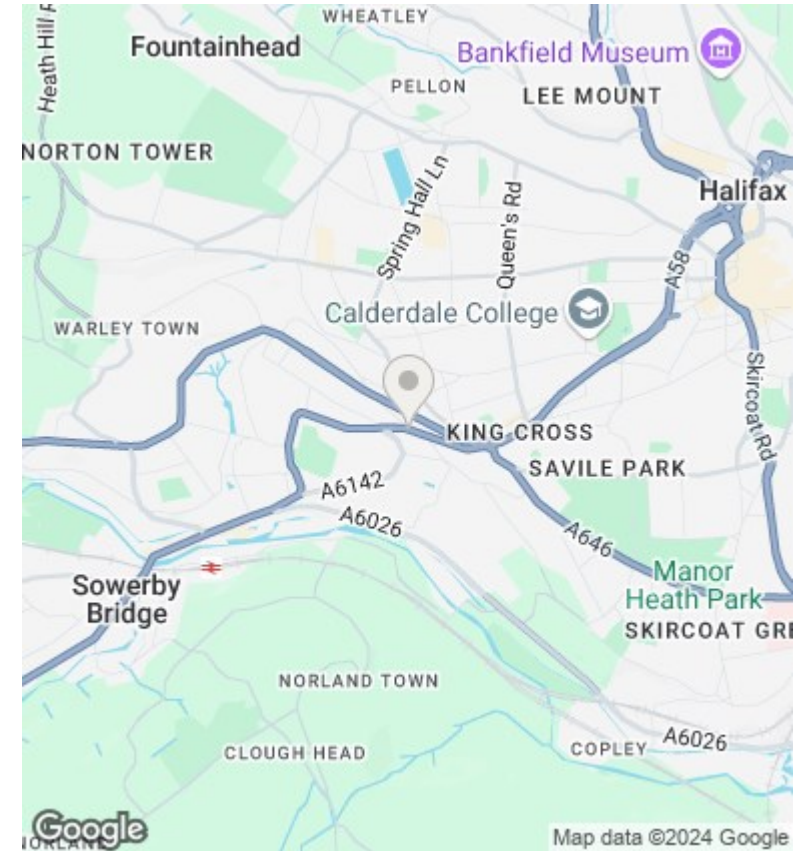


Lower Ground Floor - Granny Flat



Ground Floor

First Floor



Directions

Viewings

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

Council Tax Band

D

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	