

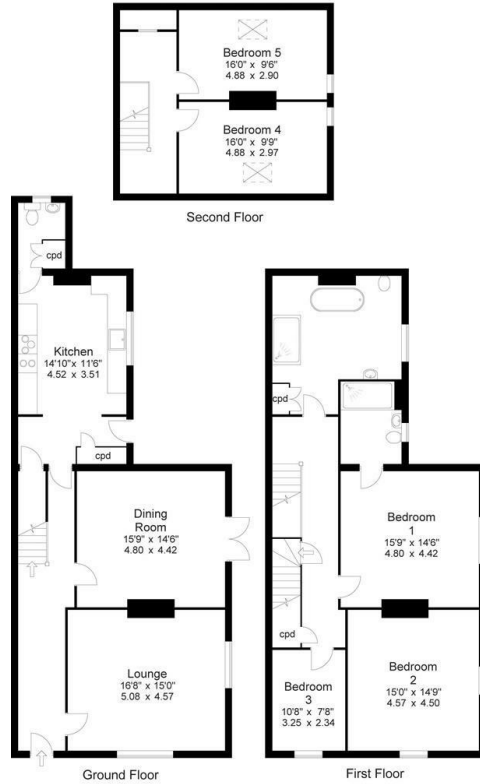


1 Stafford Place, Halifax, West Yorkshire, HX3 ONU

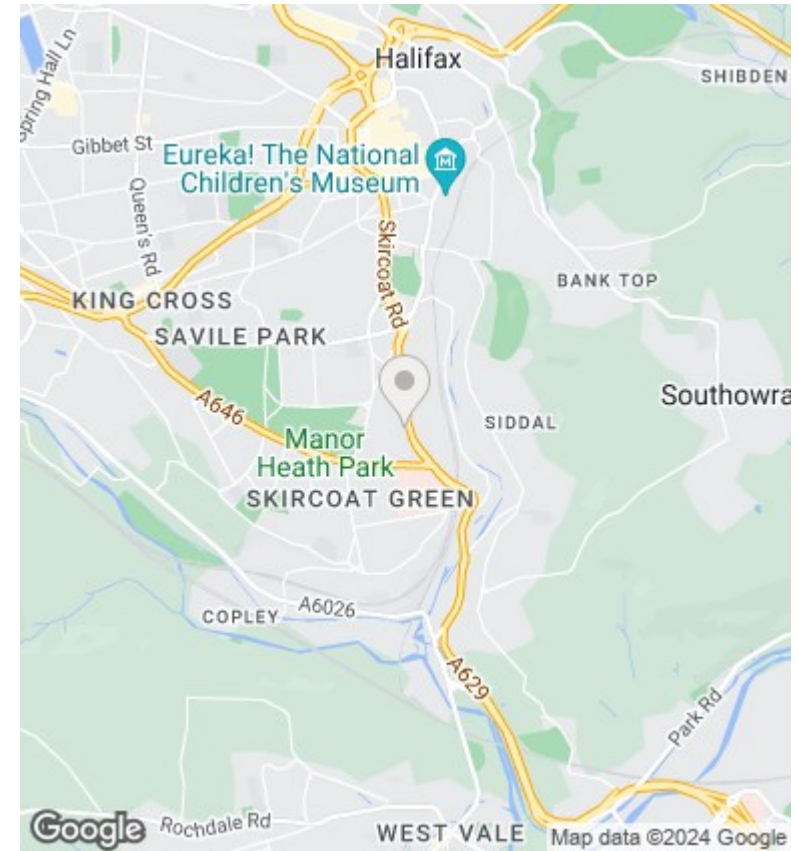
Offers In The Region Of £445,000

- : Highly Desirable Location
- : Close to Outstanding Schools
- : Spacious Family Home
- : Realistically Priced & Viewing Essential
- : Re roofed and insulated January 2024
- : Large Garden To The Front With Further Patio Garden To The Side
- : Easy Access to Trans Pennine Road & Rail Network Linking Manchester & Leeds
- : Period Residence
- : Upgraded Central Heating System, including a new Boiler in 2023
- : 2 Large Reception Rooms

Approx Gross Floor Area = 2348 Sq. Feet  
 = 217.65 Sq. Metres



For illustrative purposes only. Not to scale.



### Directions

### Viewings

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

### Council Tax Band

F

### EPC Rating:

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	