

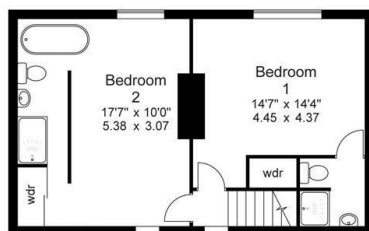


3 Broomfield Avenue, Halifax, West Yorkshire, HX3 0JF

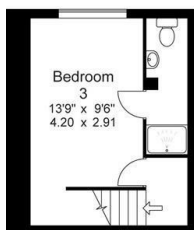
Offers In The Region Of £350,000

- : Highly Desirable Location
- : Character Property With Quality Fittings
- : Modern Fully Fitted Kitchen
- : Viewing Essential
- : Converted Former Coach House
- : Utility Area & Downstairs Cloakroom
- : Close To Outstanding Schools
- : Stunning Interior
- : 3 Double Bedrooms all En Suite
- : Easy Access to Halifax Town Centre & The M62

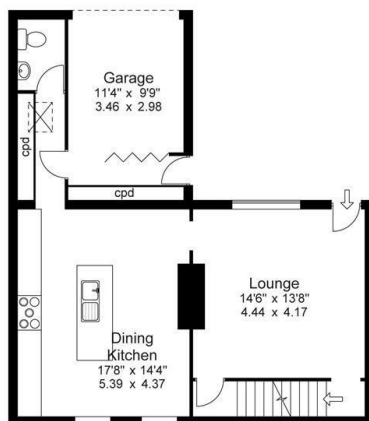
Approx Gross Floor Area = 1479 Sq. Feet  
 = 137.5 Sq. Metres



First Floor

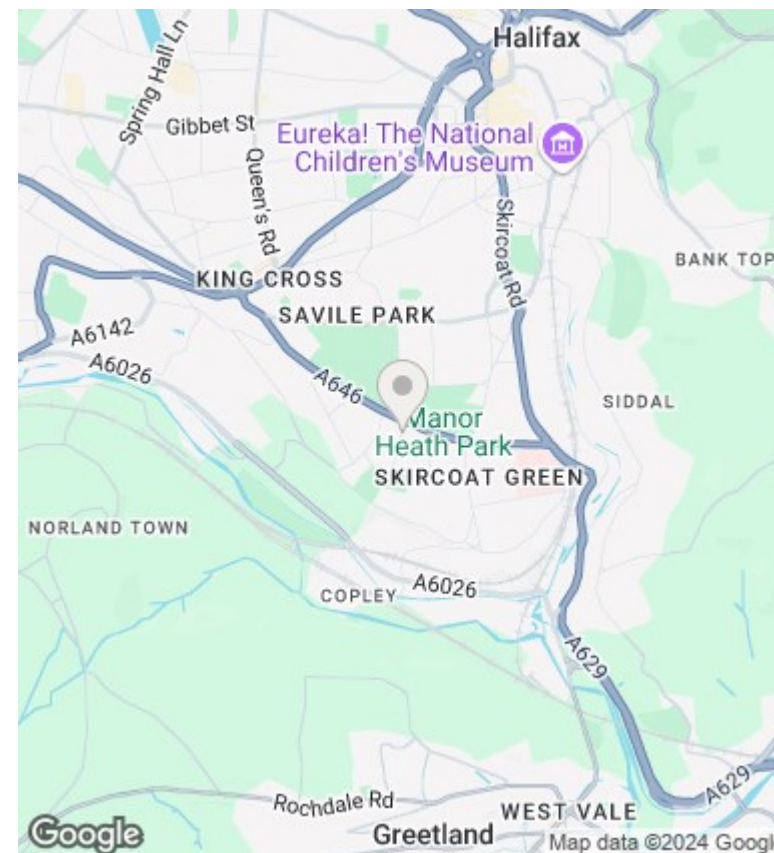


Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.



## Directions

SAT NAV HX3 0JF

## Viewings

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

## Council Tax Band

D

## 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	