

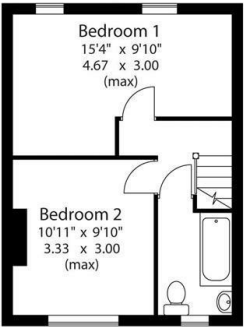


42 Emscote Avenue, Halifax, West Yorkshire, HX1 3AU

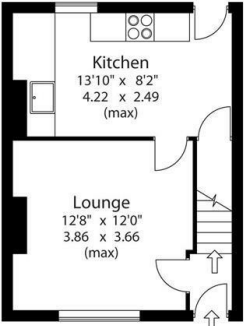
PCM £800 PCM

- : Popular & Convenient Location
- : Traditional Stone Built Period Residence
- : Garden
- : Realistically Priced
- : Could Be Converted to 3 Bedrooms
- : 2 Double Bedrooms
- : Of Special Interest to The First Time Buyer Or property Investor
- : Easy Access to Halifax Town Centre
- : Double Glazing & Gas Central Heating
- : Viewing Recommended

Approx Gross Floor Area = 654 Sq. Feet
= 60.8 Sq. Metres

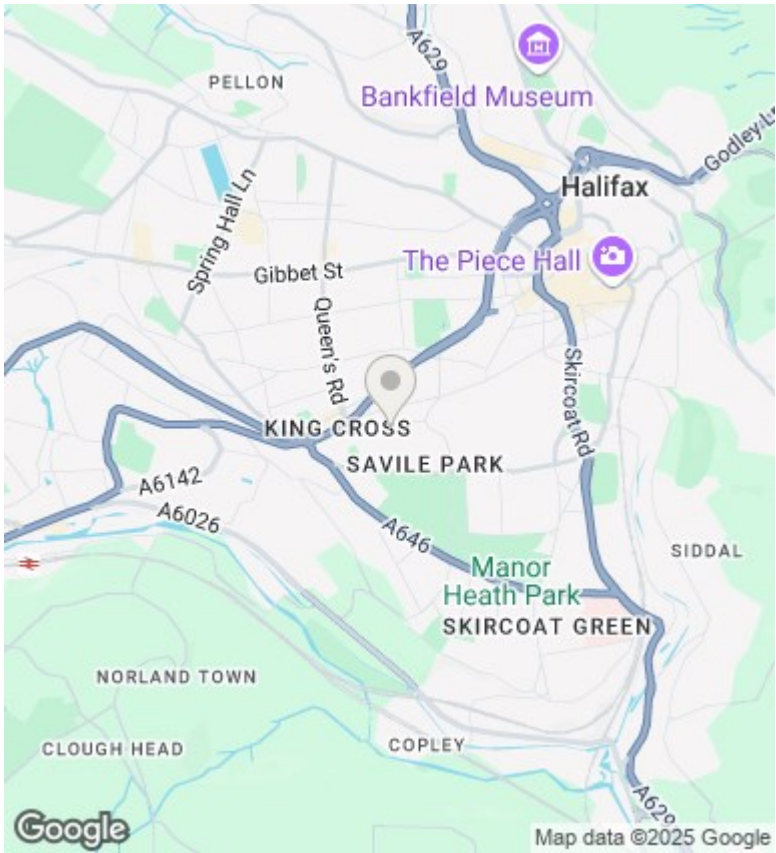


First Floor



Ground Floor

For illustrative purposes only. Not to scale.



Directions

Viewings

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

Council Tax Band

A

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		