

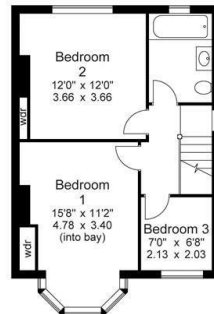


36 Godfrey Road, Halifax, West Yorkshire, HX3 OSU

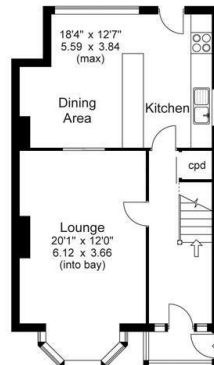
PCM £1,200 PCM

- : Highly Desirable Location
- : Corner Plot
- : Easy Access to Trans Pennine Road & Rail Network linking Manchester & Leeds
- : Viewing Essential
- : Close to Outstanding Schools
- : Planning Permission for double Storey Extension
- : Easy Access to Halifax
- : Renovated throughout 5 years ago
- : Large Rear Garden
- : Realistically Priced

Approx Gross Floor Area = 1034 Sq. Feet
= 95.85 Sq. Metres

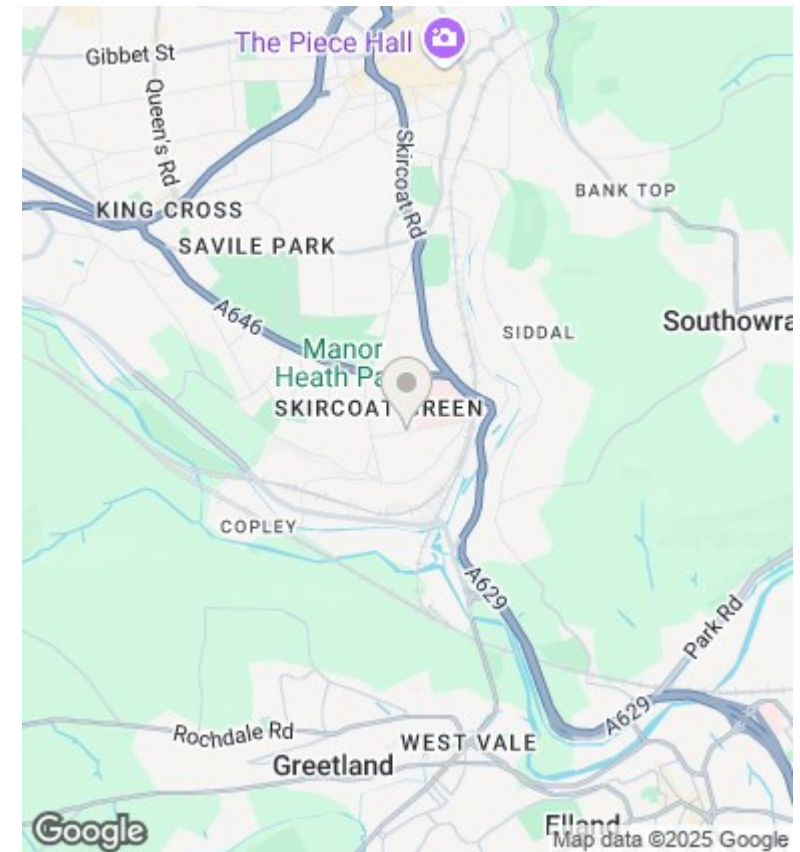


First Floor



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

C

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		