

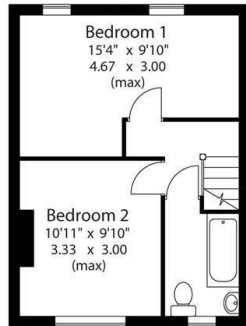


42 Emscote Avenue, Halifax, West Yorkshire, HX1 3AU

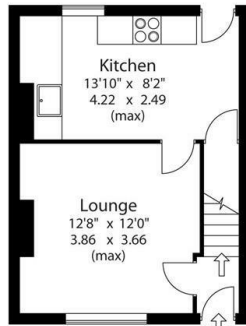
PCM £750 PCM

- : 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

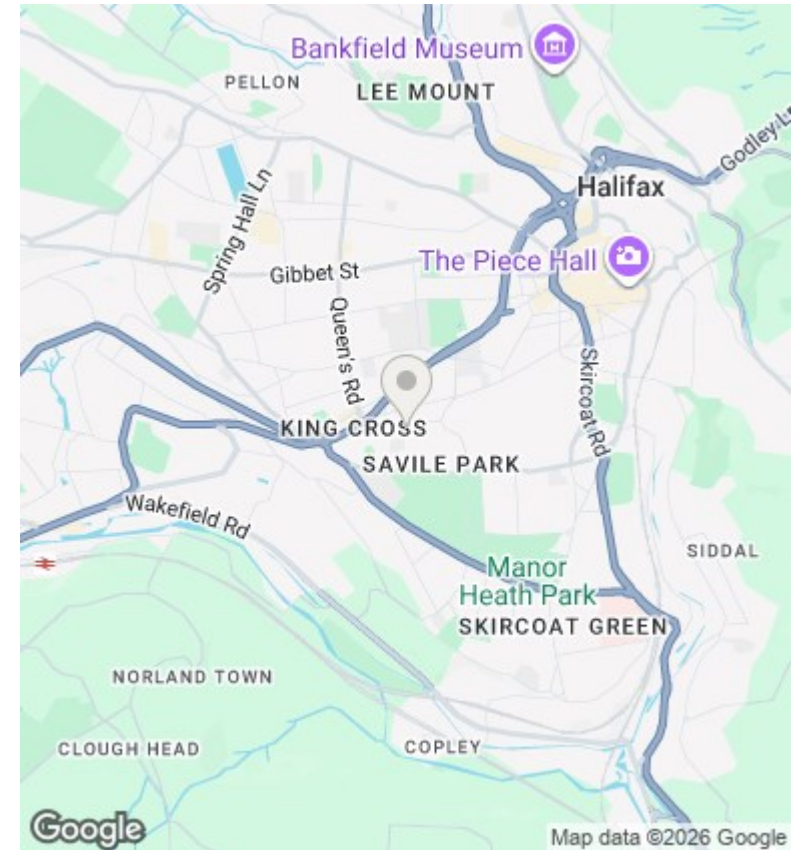


First Floor



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	