



East Parade,

£137,500

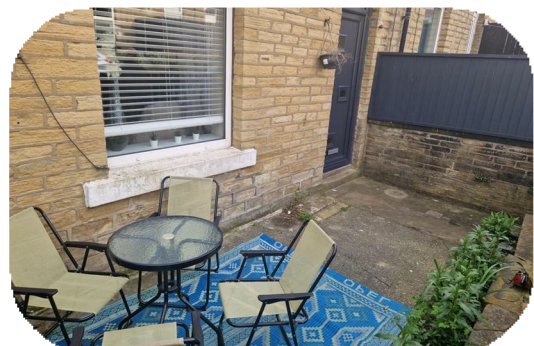
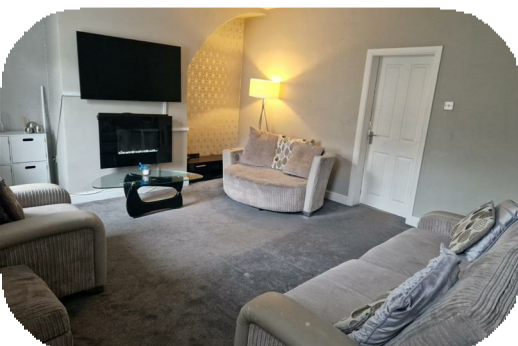
**** MID TERRACE ** THREE BEDROOMS ** DECEPTIVELY SPACIOUS ** GREAT LOCATION **
** MODERN KITCHEN/BATHROOM ** FRONT & REAR YARD ****

This deceptively spacious three bedroom terrace property is conveniently close to Sowerby Bridge and Halifax and their amenities, together with good primary and high schools.

Well presented throughout the property would appeal to a number of buyers.

Benefits from a modern fitted kitchen, GCH, DG and garden frontage to both front and rear.

The accommodation briefly comprises of a lounge, dining kitchen, cellar, three first floor bedrooms and a house bathroom. To the outside there is small yard areas to both front and rear.



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Lounge
 16'3" x 14'4" (4.95m" x 4.37m")
 Electric fire and radiator.

Dining - Kitchen
 14'6" x 13'2" (4.42m" x 4.01m")
 Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven and hob with extractor, plumbing for auto washer and radiator.

Cellar
 Useful storage.

First Floor Landing

Bedroom One
 14'5" x 8'10" (4.39m" x 2.69m")
 Radiator.

Bedroom Two
 14'3" x 8'9" (4.34m" x 2.67m")
 Radiator.

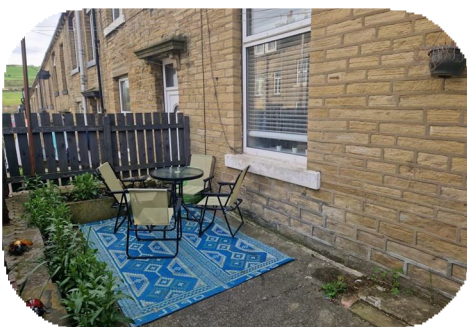
Bedroom Three
 11'2" x 7'1" (3.40m" x 2.16m")
 Radiator.

Bathroom
 Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior
 Small extended patio to front and rear.

Council Tax Band

Tenure
 FREEHOLD.



Consumer Protection
 We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

