



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.

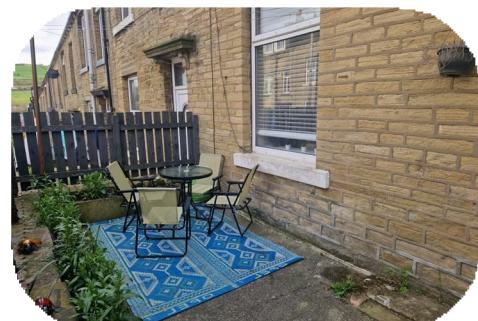


Bathroom

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC

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.

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