



1 Fairbanks, Sowerby Bridge, West Yorkshire, HX6 2AB

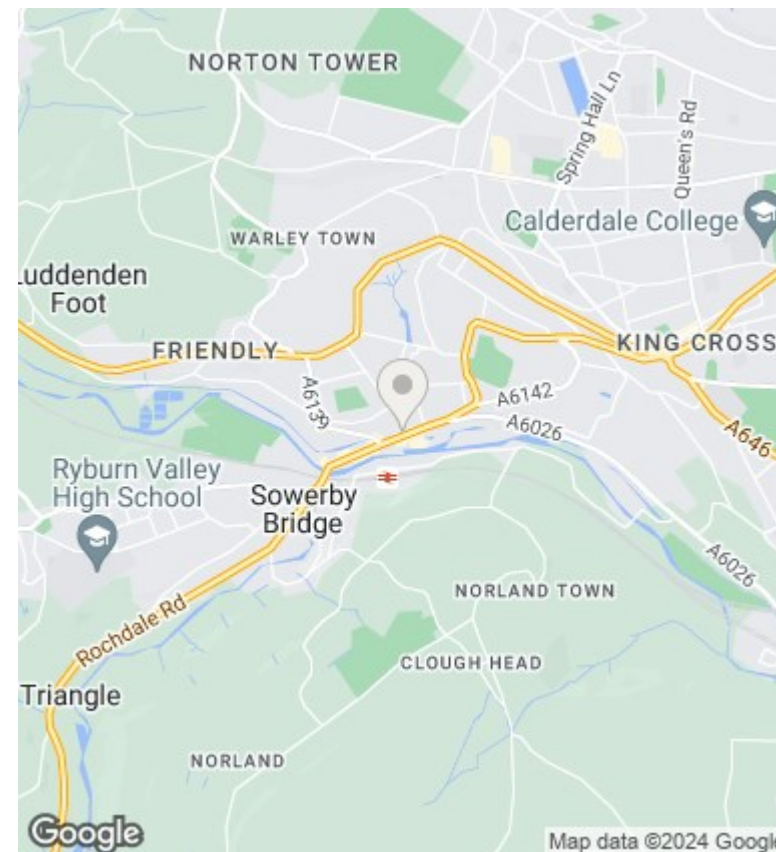
Offers In The Region Of £199,950

- : Popular & Convenient Location
- : Integral Garage
- : Dining Kitchen
- : Viewing Recommended
- : Family Home
- : Utility Room
- : Easy Access to the Local Amenities Of Sowerby Bridge
- : Downstairs Cloakroom
- : 3 Bedrooms (Master en Suite)
- : Gardens

Approx Gross Floor Area = 1431 Sq. Feet  
 = 133.0 Sq. Metres



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	