



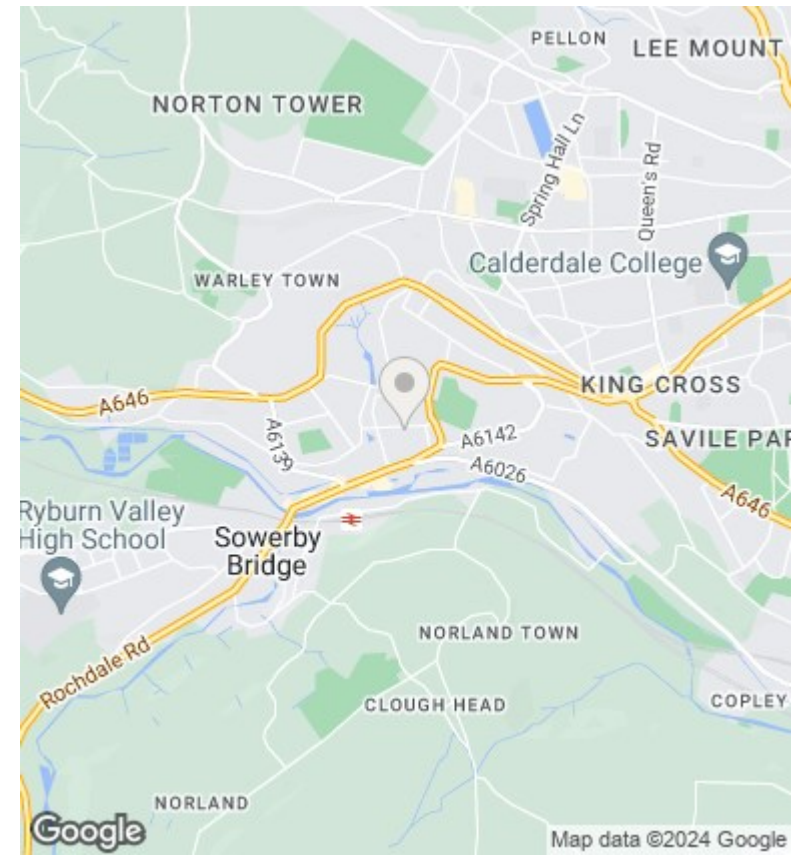
13 Oxford Street, Sowerby Bridge, West Yorkshire, HX6 2DE

Offers In Excess Of £125,000

- : Popular & Convenient Location
- : 3 Good Sized bedrooms
- : Attractive Accommodation
- : Viewing Strongly Recommended
- : Stone Built Period Residence
- : Easy Access to Sowerby Bridge
- : upVC Double Glazing & Gas Central Heating
- : Modern Bathroom & Kitchen
- : Yard To Rear
- : Realistically Priced



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
<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 