

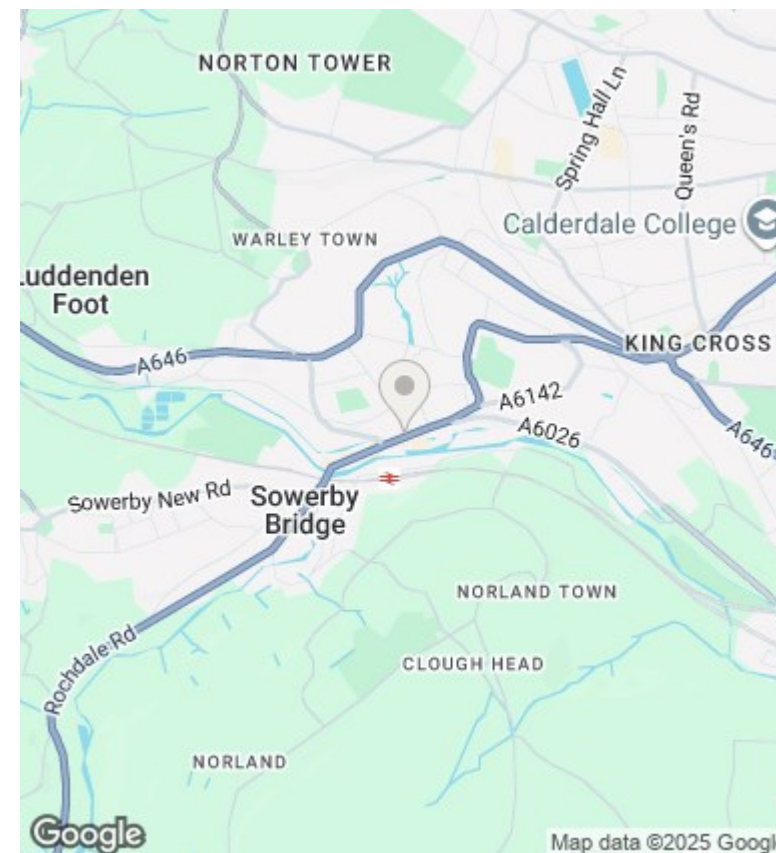
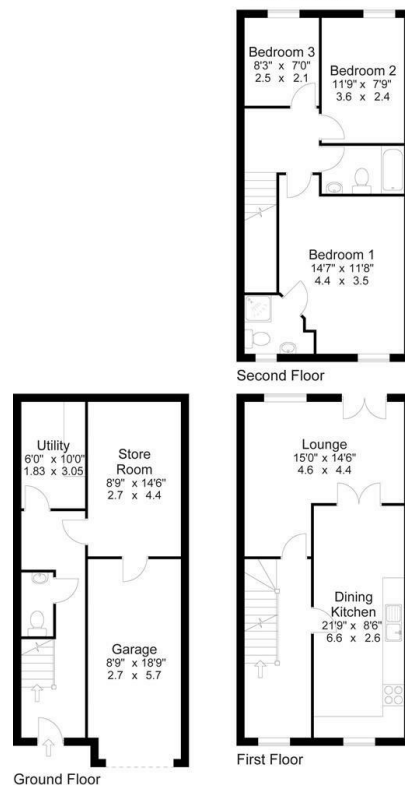


1 Fairbanks, Sowerby Bridge, West Yorkshire, HX6 2AB

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



## Directions

## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## Council Tax Band

C

## EPC Rating:

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |