



East Park Road, Halifax, West Yorkshire

Fixed Price £54,950

Property Address:6 east park road

We advise that an offer has been made for the above property in the sum of £53000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address:17/19 commercial street hx1 1hj

Agents Telephone Number:01422348989

Offering superb value this two bedroom gable end terrace house with double glazed accommodation comprising Entrance lobby, open plan living room and fitted kitchen, cellar. First floor bedroom and bathroom. Second floor gable end attic bedroom. Forecourt. A must for first time buyers.

Halifax

17-19 Commercial Street, Halifax, West Yorkshire, HX1 1HJ

01422 348989 Halifax@reedsrains.co.uk

East Park Road, Halifax, West Yorkshire

Lobby

Living Room/Kitchen 14'10" x 14'0"

Living room with ston fireplace and gas fire, the kitchen with modern sink unit and fitted base and wall units with work tops.

Cellar

First Floor Landing

Bedroom 1 10'10" x 7'9" (+ alcove)

Alcove with cupboard housing gas central heating boiler.

Bathroom

Three piece white suite with shower.

Attic Bedroom 14'3" x 11'4"

Large attic bedroom with gable end window and beamed ceiling

Forecourt

Paved with boundary stone wall

Directions

Leave Halifax following the A629 Keighley Road proceeding into Ovenden Road, at the second set of traffic lights turn left into Ovenden Way and then first left again Wheatley Lane, go straight accross at the right hand bend and at the next junction turn left into East Park Road and the property will be seen on the left hand side.

Personal Interest

Within the meaning of the Estate Agents Act 1979, the seller of this property is an associate of LSL Property Services Plc.



Reeds Rains
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Every month 12,000 potential tenants contact Reeds Rains, searching for property to rent.

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	50
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			