



**Wood Bank West
Burnley Road
Luddendenfoot
Halifax
West Yorkshire
HX2 6AH**

Offers in Excess of £343,000

bettermove

Burnley Road Halifax

Bettermove are proud to present this 3 bedroom semi-detached house in Luddenden Foot, Halifax available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample parking available on street nearby. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, additional reception room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the small village of Luddenden Foot, Halifax, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs in nearby villages. Excellent transport connections can be found from Sowerby Bridge Train Station, the M62 and many local buses.

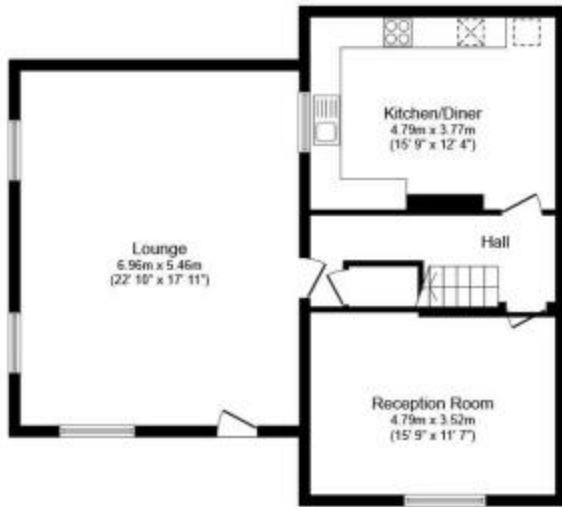
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

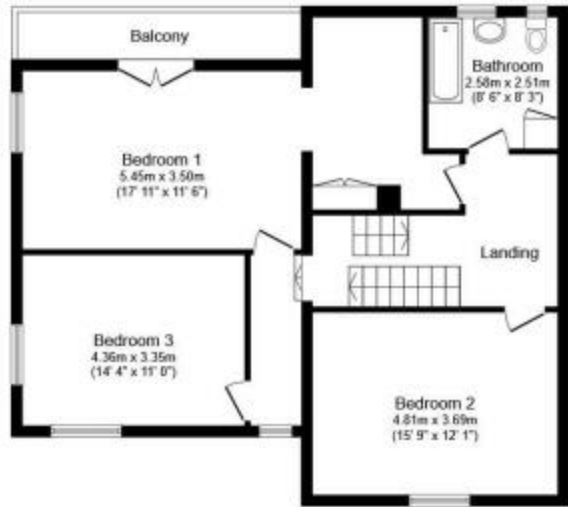
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.






Ground Floor



First Floor

Total floor area 168.2 sq.m. (1,811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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