

70 Halleys Ridge
Herford, SG14 2TH
Guide price £450,000

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Situated in Halleys Ridge, is this beautifully refurbished three-bedroom end-of-terrace home offering stylish and modern living, perfect for families and professionals alike.

The current owners have thoughtfully updated the property throughout, creating a bright and contemporary space ready to move straight into. The ground floor features a welcoming entrance, a modern kitchen/dining space ideal for both everyday living and entertaining and a spacious living area. Upstairs, there are three well-proportioned bedrooms along with a lovely modern family bathroom.

As an end-of-terrace property, the home benefits from additional privacy and outdoor space, making it particularly appealing for those seeking a balance of indoor comfort and outdoor living.

Offered to the market chain free, this is an excellent opportunity for a smooth and straightforward purchase.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

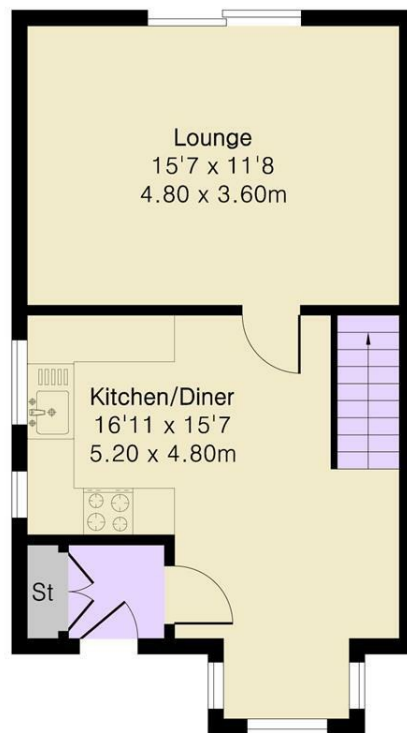




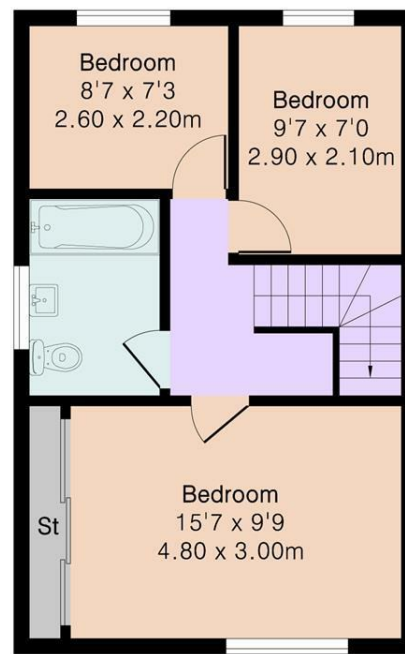
Approximate Gross Internal Area 810 sq ft - 76 sq m

Ground Floor Area 414 sq ft – 39 sq m

First Floor Area 396 sq ft – 37 sq m



Ground Floor



First Floor

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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