

An aerial photograph of a property. A large, irregularly shaped area is outlined in red. This area includes a large, overgrown green field on the left, a paved driveway leading to a house with a brown roof, and several outbuildings and sheds on the right. The house is surrounded by a green hedge. To the right of the red-outlined area is a paved parking area with a few cars. In the background, there is a river and some trees. The overall scene is rural.

EDEN MIDCALF
— SALES & LETTINGS —

GUIDE PRICE

£865,000

Northwood Lane

, DY12 1AP



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck

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