



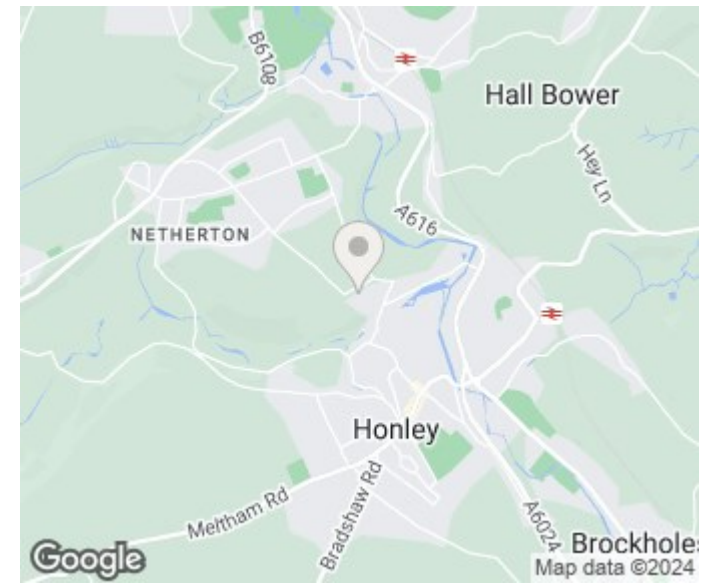
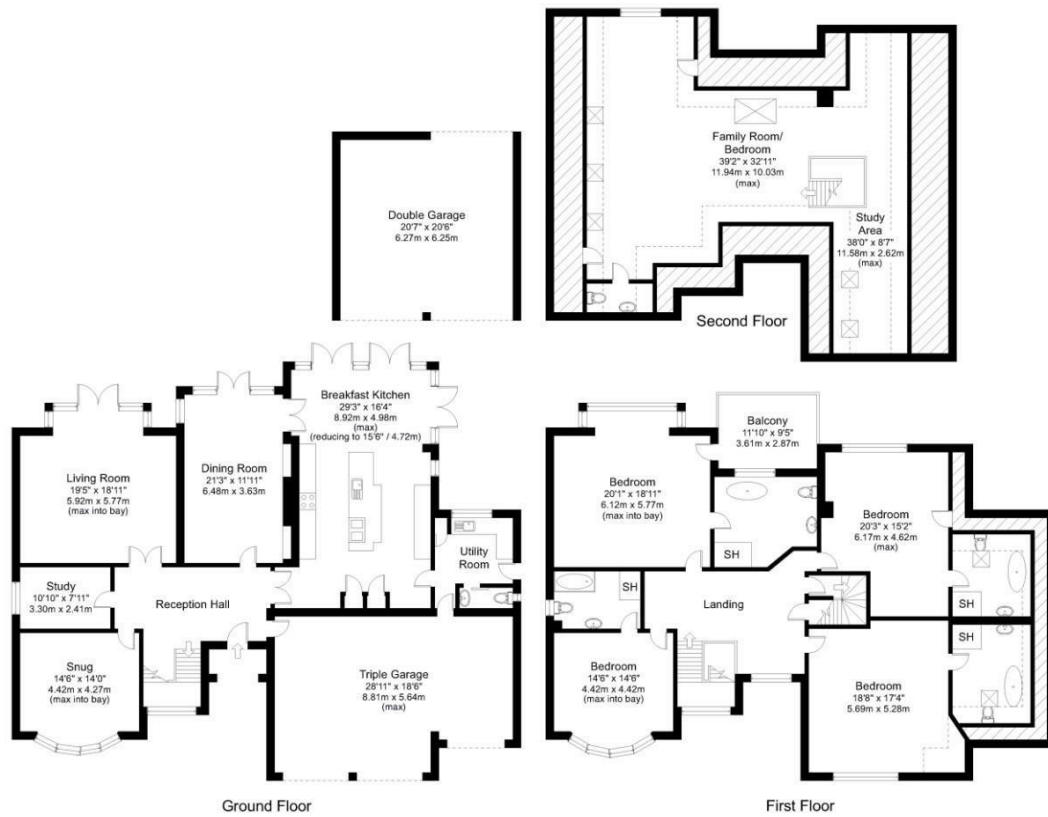
PINEWOODS, 5 SANDBEDS
HOLMFIRTH, HD9 6RD

£1,500,000
FREEHOLD

Without a doubt, this award-winning character home is nothing short of impressive from start to finish.
Call Monroe to book your viewing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	83
(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	

Gross internal floor area including integral garage & eaves (approx.): 489.6 sq m (5,271 sq ft)
 Gross internal floor area for the external garage (approx.): 40.9 sq m (441 sq ft)
 Gross internal floor area combined (approx.): 530.5 sq m (5,712 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

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 the measurements

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