



## 17 VALLEY ROAD HEBDEN BRIDGE, HX7 7BZ

£425,000  
FREEHOLD

10 x Brand new homes in the centre of Hebden Bridge. Torsion homes are developing a selection of 3 and 4 bedroom properties, with completion expected by Q1 2025. These stone built homes will be popular with both owner occupiers and investors offering holiday lets due to the close proximity of this scheme to the train station and vibrant town centre of Hebden Bridge.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 the measurements

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