



15 VALLEY ROAD
HEBDEN BRIDGE, HX7 7BZ

£399,950
FREEHOLD

NOW RESERVED

MONROE

SELLERS OF THE FINEST HOMES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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 the measurements

Leeds City Centre
Springwell Gardens Holbeck Leeds
LS12 1AF

citycentre@monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES