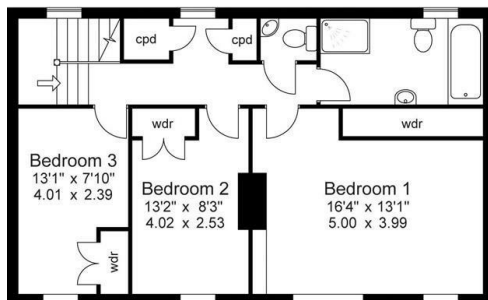




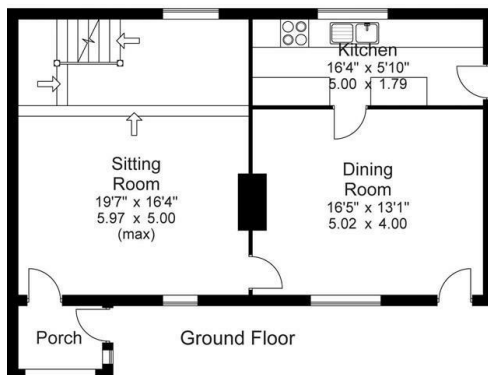
Throstle Bower Cottage Heys Lane, Luddenden Dene, Halifax, West Yorkshire,  
HX2 7TR  
Offers In Excess Of £500,000

- : Highly Desirable Rural Location
- : 2 Reception Rooms
- : South Facing
- : Viewing Essential
- : Panoramic Views
- : Gardens
- : Beamed Ceilings, Inglenook Fireplace and Mullioned Windows
- : Stone Built Detached Cottage
- : Double Garage
- : Realistically Priced

Approx Gross Floor Area = 1320 Sq. Feet  
= 122.6 Sq. Metres

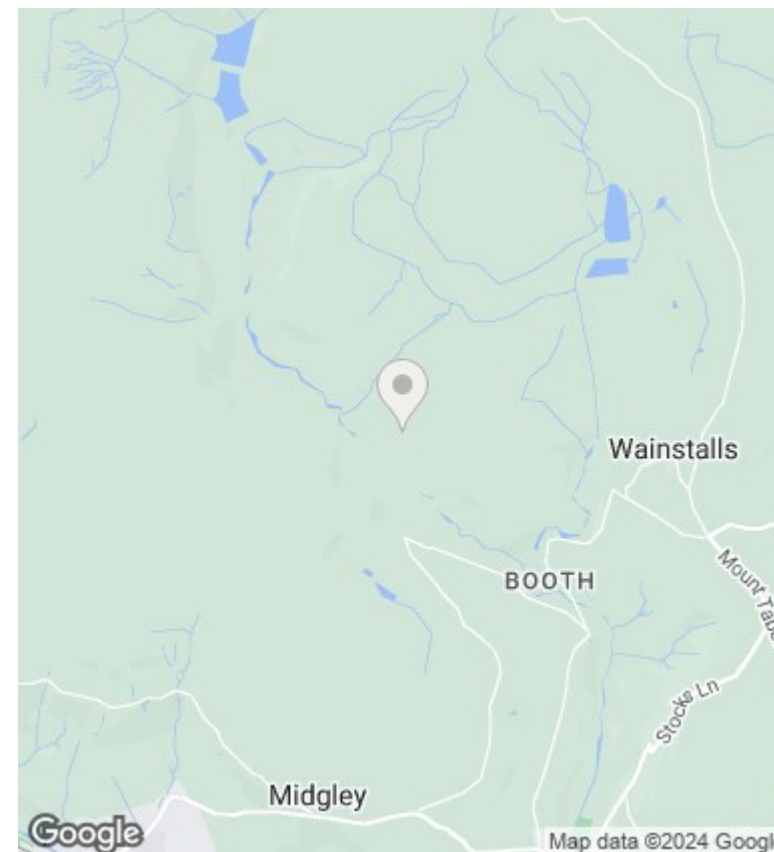


First Floor



Ground Floor

For illustrative purposes only. Not to scale.



## Directions

## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## Council Tax Band

F

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 