

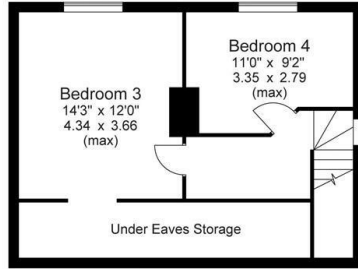


## Wood Cottage 14a Dudwell Lane, Halifax, West Yorkshire, HX3 0SD

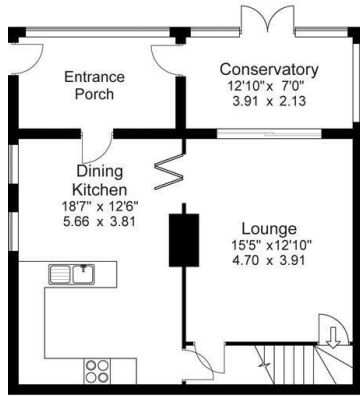
Offers In Excess Of £425,000

- : Highly Desirable Location
- : 2 Reception Rooms & A Conservatory
- : Studio Arts & Crafts Garden Room
- : Viewing Essential
- : Superb Panoramic Views
- : Garden Room/Games Room
- : Unique & Attractive Accommodation
- : South Facing Tiered Garden
- : Large Workshop with power light & heat
- : Easy Access to Trans Pennine Road & Rail Links

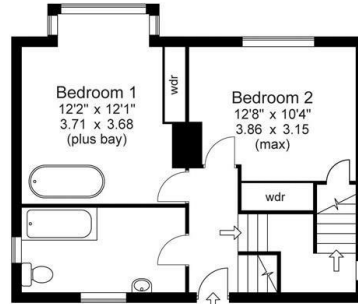
Approx Gross Floor Area = 1529 Sq. Feet  
 (Excl. Eaves) = 142.0 Sq. Metres



First Floor



Lower Ground 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

D

## 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	