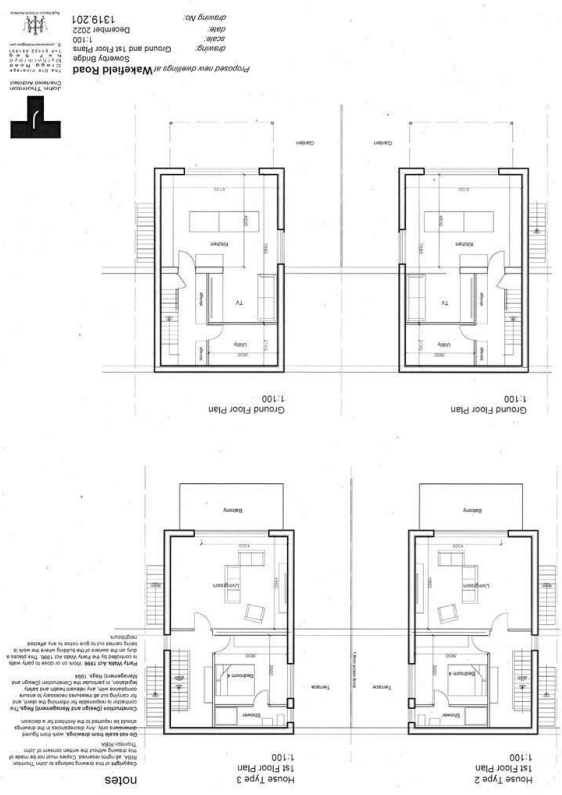


## Plot 2 Land Wakefield Road, Sowerby Bridge, West Yorkshire, HX6 2AZ

Offers In The Region Of £150,000

- : Building Land with Full Planning Permission
- : Detached Executive Home
- : Views Over Norland Hillside
- : Excellent Access to The Trans Pennine Road & Rail Network Linking Manchester & Leeds
- : Easy Access to Outstanding Schools
- : The Chance to Build Your Dream Home
- : Single Building Plot
- : Realistically Priced



**notes**

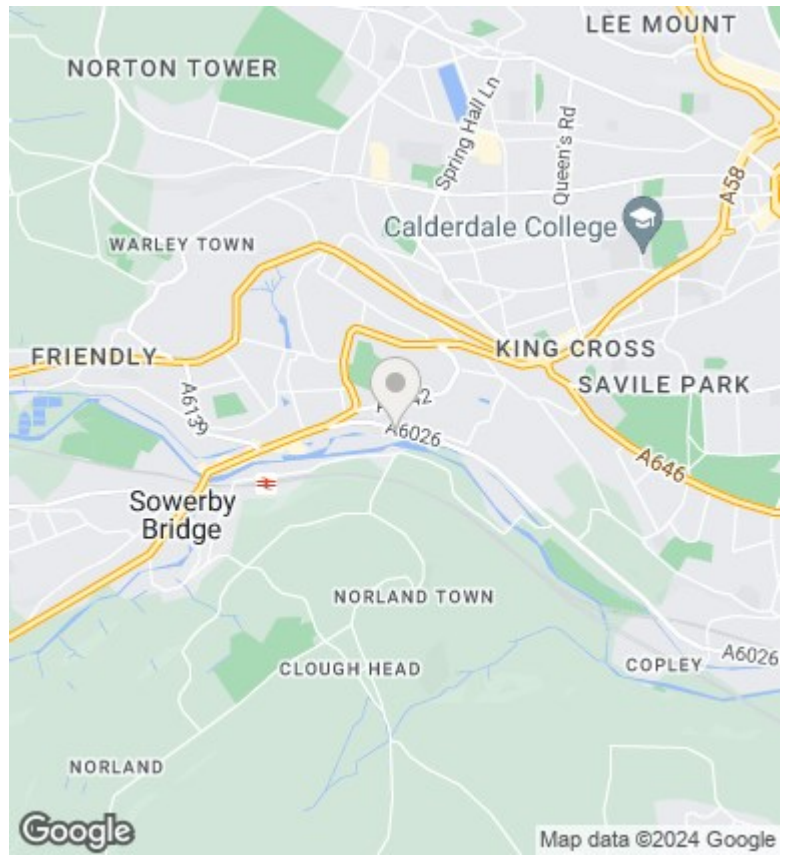
1. The drawings are for information only and do not constitute an offer of any property. The drawings are subject to change without notice.

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4. The drawings are for information only and do not constitute an offer of any property. The drawings are subject to change without notice.

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**Directions**

**Viewings**

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

**Council Tax Band**

**EPC Rating:**

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