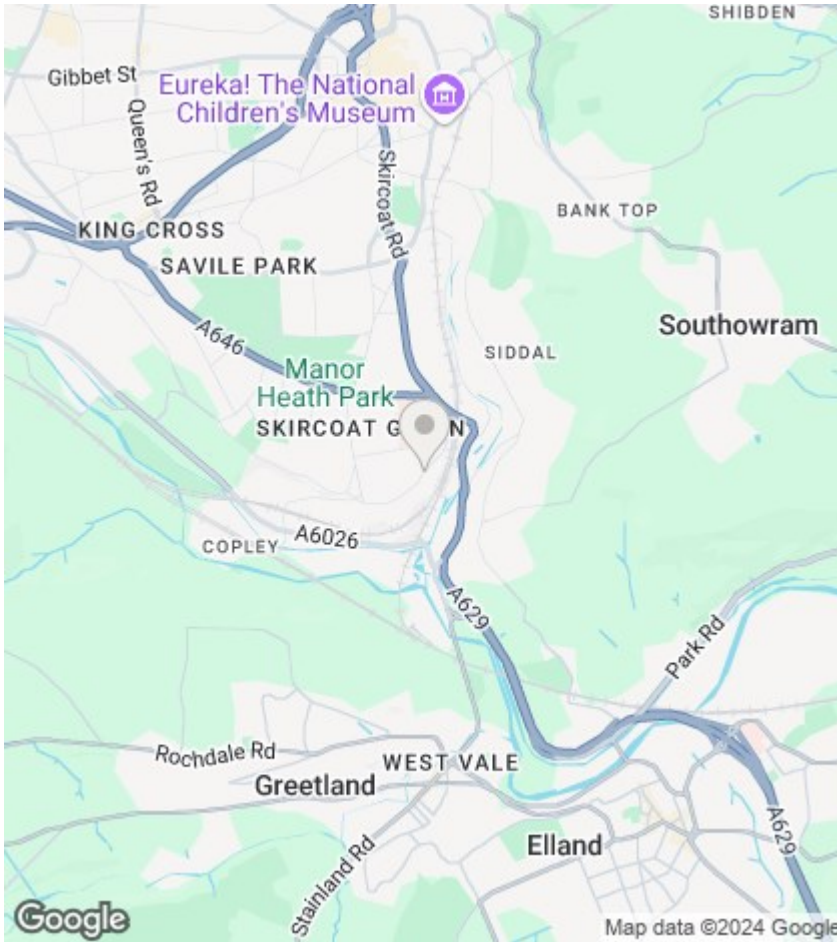




10 Back Dudwell Lane, Skircoat Green, Halifax, West Yorkshire, HX3  
OSD  
Offers In The Region Of £110,000

- : Highly Desirable Residential Location
- : South facing Garden to Front
- : Easy Access to M62
- : Modern Kitchen & Bathroom
- : Realistically Priced
- : Superb Panoramic Views
- : Easy Access to Halifax Town Centre
- : Attractive Accommodation
- : Of Special interest to the Property Investor or First Time Buyer
- : Viewing essential



### Directions

SAT NAV HX3 0SD

### Viewings

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

### Council Tax Band:

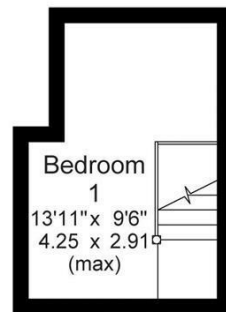
A

### EPC Rating:

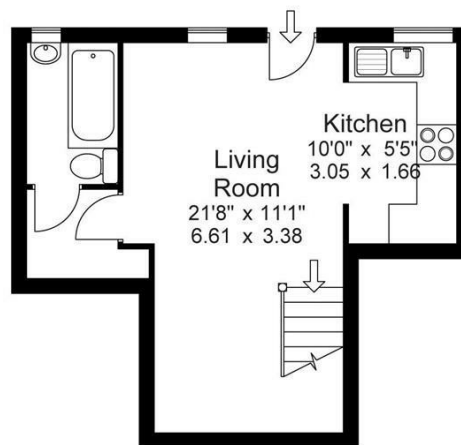
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		68	
(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	

Approx Gross Floor Area = 443 Sq. Feet  
= 41.07 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.