



## APT 7 SMITHY MILLS HEBDEN BRIDGE, HX7 8JD

**£299,000**  
LEASEHOLD - SHARE OF

Discover your dream home in the heart of the enchanting village of Hebden Bridge, where modern elegance meets timeless charm. These newly built apartments offer a unique blend of contemporary design and high-quality craftsmanship, ensuring a luxurious living experience. Nestled amidst breathtaking landscapes and vibrant local culture, these residences provide the perfect sanctuary with their state-of-the-art amenities and exquisite finishes. Embrace the serene beauty and exceptional lifestyle that Hebden Bridge has to offer, in a home designed with your utmost comfort in mind.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

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

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