



## SMITHY MILLS WATERSIDE FOLD

HEBDEN BRIDGE, HX7 8JD


£275,000  
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.



**WAINHOUSE**  
PROPERTIES



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 	

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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 PROPERTIES