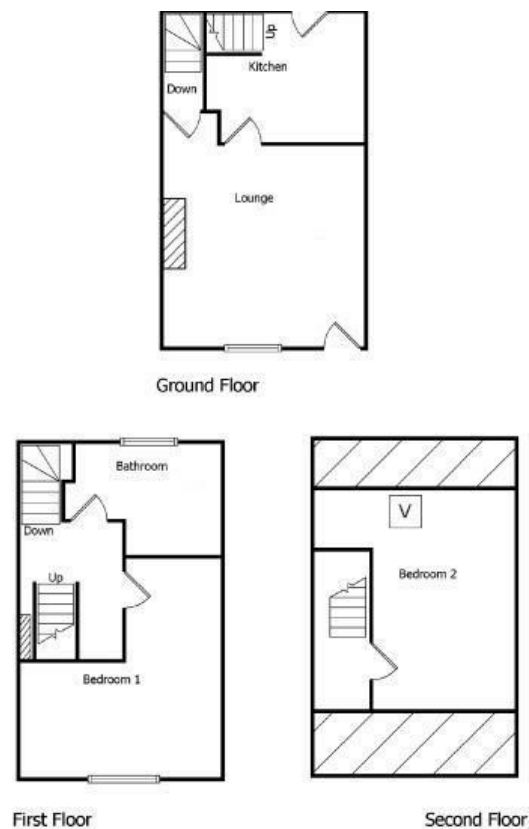




## Lavender Cottage, 34 St. Georges Road, Scholes, Holmfirth, HD9

£197,950

- STONE CHARACTER PROPERTY
- NO CHAIN
- GAS CENTRAL HEATING WITH NEST CONTROLS
- ORIGINAL EXPOSED BEAMS
- THREE STOREY PROPERTY
- UPVC DOUBLE GLAZING
- MULLIONED WINDOWS
- TWO DOUBLE BEDROOMS



## Directions

## Viewings

Viewings by arrangement only. Call 01226 799000 to make an appointment.

## Council Tax Band

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC