



## LAND OFF OF ROWLAND LANE DODNAZE

HEBDEN BRIDGE, HX7 8DW

£400,000  
FREEHOLD

Set on the peaceful outskirts of Hebden Bridge, this appealing parcel of land offers a rare opportunity to acquire a site with exciting potential, offered unconditional or subject to planning.

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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

Land & New Homes  
 1-3 The Avenue  
 Alwoodley  
 Leeds  
 West Yorkshire  
 LS17 7BD

0113 350 1444  
 landandnewhomes@monroestateagents.com  
 www.monroestateagents.com

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