



HOO HOLE FARM

HEBDEN BRIDGE, HX7 5HA

£600,000
FREEHOLD

Development Opportunity For sale via Modern Method of Auction with Advanced Property Auction. Starting Price £600,000, Plus reservation fees apply.

Set within 11 acres of stunning farmland and accessed via a private road, this property offers both seclusion and tranquillity. Monroe is delighted to present this exceptional countryside retreat, nestled in the picturesque town of Hebden Bridge. With something for everyone, this home offers the ideal setting for young families, thanks to a variety of excellent schools nearby.

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Approx. Gross Internal Floor Area 5133 sq. ft / 476.84 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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