



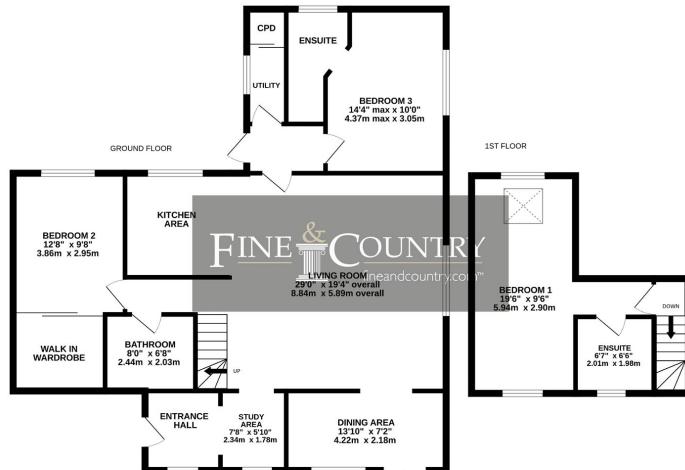
FINE & COUNTRY

Church Street, Emley, Huddersfield, West Yorkshire, HD8 9RP

Offers Over £525,000

 3  3  2





An exceptional conversion, tastefully and sympathetically restored retaining original period features complimenting the contemporary styled modern interior which offers spacious, open plan accommodation, flooded with natural light, whilst enjoying private gardens and a delightful village location.

Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 40 | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| | | |

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