



Offered with No Chain - a substantial family home with gardens and a private driveway. This property would benefit from some updating, which has been reflected in the asking price, and offers excellent potential.

Briefly comprising; side entrance porch and side entrance hallway, lounge, separate dining room, breakfast kitchen, 4 bedrooms and a bathroom. Generous plot with large gardens and a long driveway with a detached sectional garage. A gas central heating system and double glazing are installed.

EPC EER (64) D.

- **Semi-detached Family Home**
- **Separate Lounge & Dining Room**
- **Fitted Breakfast Kitchen**
- **Driveway & Garage**
- **4 Bedrooms With Wardrobes**
- **4 Piece Bathroom**
- **Generous Gardens**
- **No Chain**

#### Accommodation:

All measurements are approximate

#### Location

Located on the outer edge of the Kershaw estate, with distant views over the hillside, number 66 enjoys a generous plot. The facilities of Mytholmroyd, including a local station, are located within approximately 2.5 miles and the town of Sowerby Bridge is within approximately 3 miles.

#### Entrance Hallway

Open plan stairs to the first floor landing. Radiator.

#### Cloaks/WC

Housing a low flush WC with wash hand basin. Radiator.

#### Lounge

13' 2" x 13' 0 (4.01m x 3.97m)

Double glazed window to the front elevation. Radiator. Decorative fireplace. Ceiling coving. Double folding doors open through to the dining room.

#### Dining Room

10' 7" x 10' 5 (3.22m x 3.17m)

Double glazed rear window with garden views. Radiator.

#### Kitchen

11' 3" x 10' 0 (3.43m x 3.05m) max

Fitted with a range of medium oak design wall and base units with part tiled surrounds and an inset one and a half bowl sink. Plumbed for a washing machine. Wood panelled ceiling. Pantry/store cupboard. Double glazed side window and door to the side porch.

#### Side Porch

Useful porch with tiled flooring and double glazed door onto the driveway.

#### First Floor Landing

Double glazed side window. useful storage cupboard. Stairs to the second floor bedrooms.

#### Master Bedroom

15' 3" x 9' 10 (4.66m x 3.00m) + wardrobes

A spacious master bedroom with twin double glazed windows to the front elevation. Fitted wardrobes with dressing table and matching bedside cabinets. Additional storage is provided by a built in cupboard and a walk in cupboard with light. Ceiling spot lights. Radiator.

#### Bedroom 2(Study)

11' 3" x 9' 1 (3.44m x 2.77m) incl storage

Fitted storage, currently for an office/study but with options to adapt. Radiator. Double glazed rear window.

#### Bathroom

7' 12" x 7' 11 (2.43m x 2.42m) + cupboard

Fitted with a four piece suite comprising low flush WC, wash hand basin set within a vanity unit, shower enclosure and wood panelled bath. Part tiled surrounds. Radiator. Large storage cupboard housing the gas central heating boiler. Double glazed rear window.

#### Second Floor Landing

#### Bedroom 3

11' 6" x 10' 11 (3.50m x 3.32m) incl wardrobes

Fitted wardrobes. Double glazed windows to both the side and rear elevations with distant hillside views. Radiator.

#### Bedroom 4

11' 4" x 9' 5 (3.46m x 2.87m)

Fitted wardrobes with dressing table or desk. Double glazed windows to the front and side elevations, again with distant views. Radiator.

#### Gardens

There are generous gardens to both the front and rear of the house, laid to lawn with established borders. Cold water tap to the rear and external security lighting.

#### Driveway

There is gated access onto the driveway, which extends beyond the house providing off road parking for several vehicles.

#### Garage

19' 8" x 9' 1 (6.00m x 2.78m)

Detached sectional garage with double wooden doors. Power and light laid on.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Claire Sheehan

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# 66 Kershaw Crescent, Luddendenfoot, Halifax, HX2 6NS

## Directions

Proceed out of Hebden Bridge town centre heading in the direction of Halifax and continue through Mytholmroyd and into Luddendenfoot. At the traffic lights in Luddendenfoot turn left here onto Luddenden Lane. Proceed up the hill and turn left onto Kershaw Drive where signposted. Keep straight ahead and onto Kershaw Crescent. As the road starts to bend to the left on the outskirts of the estate, number 66 can be found on the left hand side.

## Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

## Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

## How To View This Property

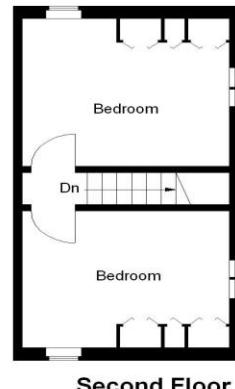
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

## Claire Sheehan Estate Agents

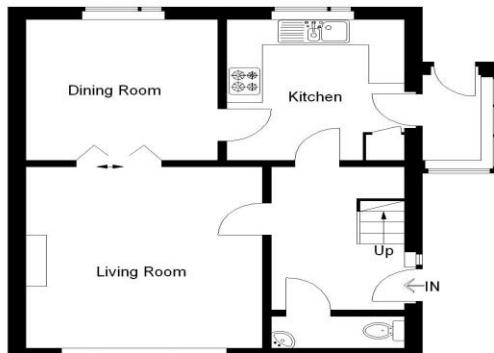
[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

## 66 Kershaw Crescent, HX2 6NS

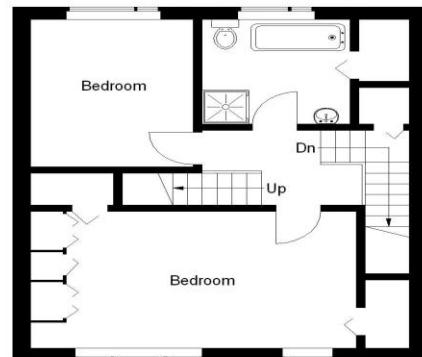
Approximate Gross Internal Area  
128 sq m / 1378 sq ft



Second Floor



Ground Floor



First Floor

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