



60 High Street, Luddenden  
£125,000

 boococks  
ESTATE AGENTS & LETTINGS



## 60 High Street

Luddenden, Halifax

Set into the heart of this ever popular rural village, just a stone's throw from the church and within earshot of the brook stands this stone built cottage. Appearances can be deceptive, and we're sure the inside will surprise you. The entrance hall provides access to a good sized lounge and a large dining kitchen on the ground floor, and a galleried landing leads to two double bedrooms and a nice shower room upstairs. There's gas central heating and most of the windows are double glazed. But it's the position that really appeals to us, within a couple of hundred metres of The Lord Nelson, the real heart of the village. Of course with the countryside right on your doorstep there are lovely walks surrounding you.

Council Tax band: B

Tenure: Share of Freehold

### ENTRANCE HALL

With an exposed stone to one wall, as well as the gas central heating boiler.

### LOUNGE

15' 6" x 11' 11" (4.72m x 3.62m)

The focal point of the room is a stone fireplace with tiled hearth, housing a fitted gas fire. Another feature of the room is a traditional hung sash window looking into the dining kitchen.

### DINING KITCHEN

15' 1" x 11' 11" (4.60m x 3.62m)

Fitted with a range of base units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a breakfast bar, a sink unit with mixer tap, a four burner gas hob to a canopy hood, and a high level electric oven. There are traditional cupboards fitted beside the chimney breast and that traditional sash window looking into the lounge, in addition to two high level windows adding light and ventilation.





#### FIRST FLOOR LANDING

A nice galleried landing with a useful storage cupboard.

#### BEDROOM ONE

15' 2" x 8' 11" (4.63m x 2.73m)

With a fitted wardrobe.

#### BEDROOM TWO

15' 4" x 9' 1" (4.67m x 2.78m)

A good sized second room that widens to 3.56 metres. There is a fitted wardrobe in here, too.

#### SHOWER ROOM

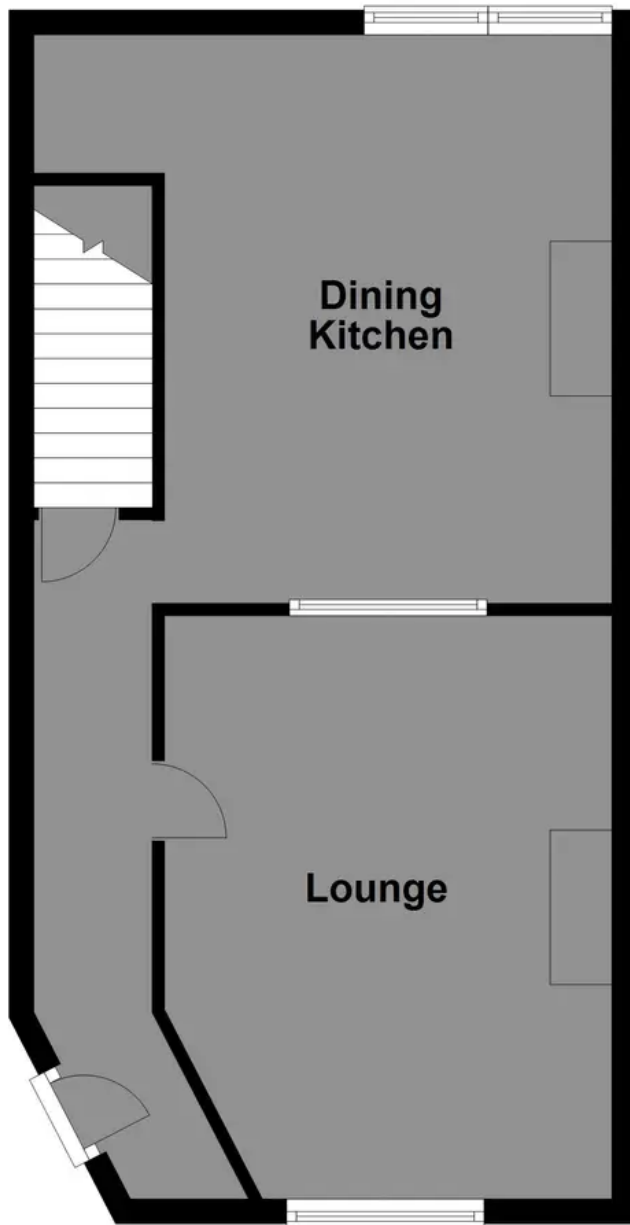
With a three piece suite consisting of a low level WC, a wash basin, and a large, tiled shower enclosure with overhead and wand fitments.

#### OUTSIDE

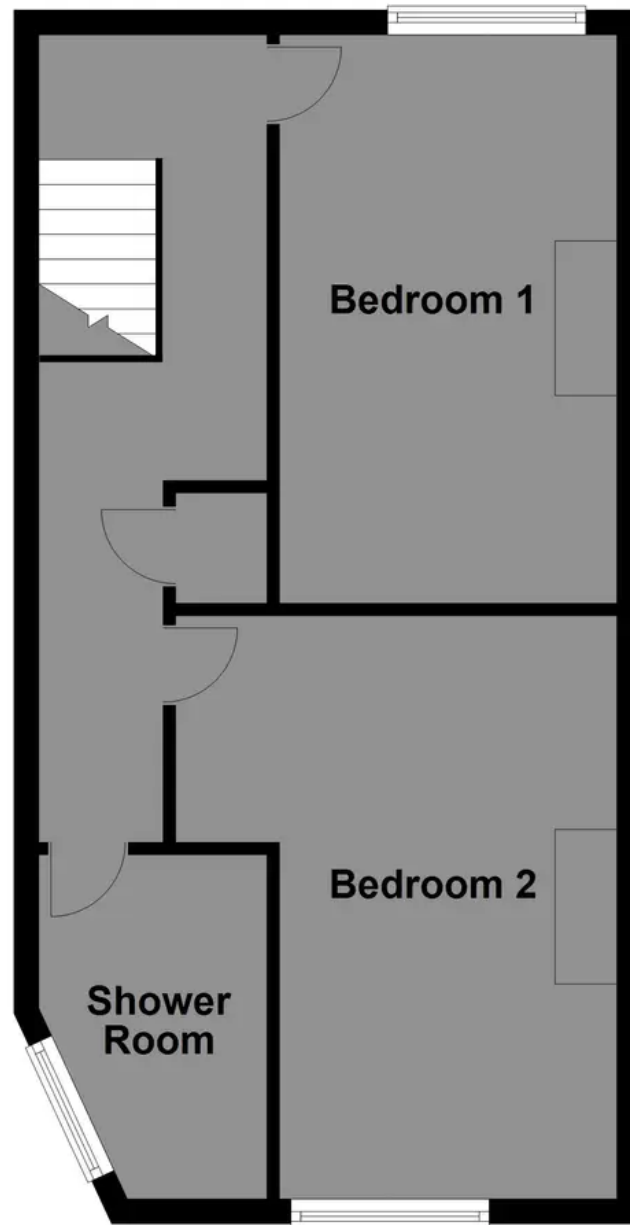
Direct pavement access.



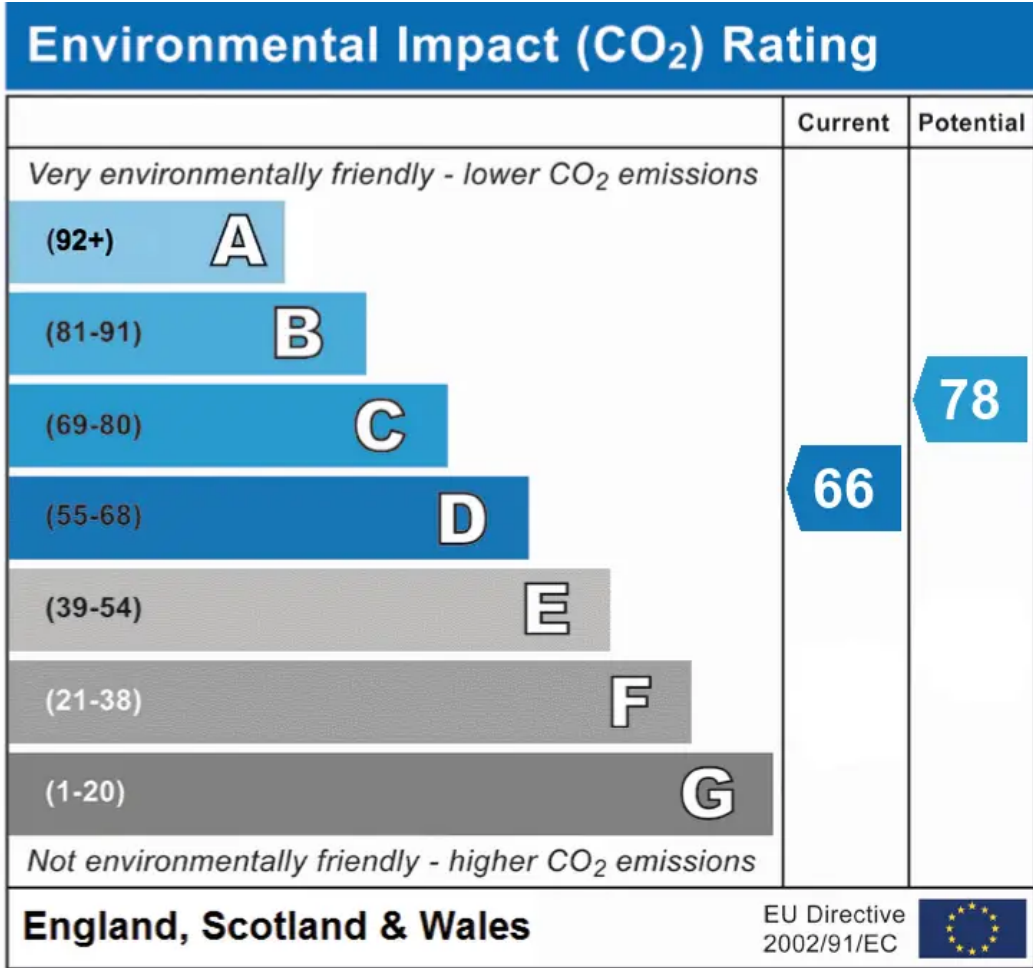
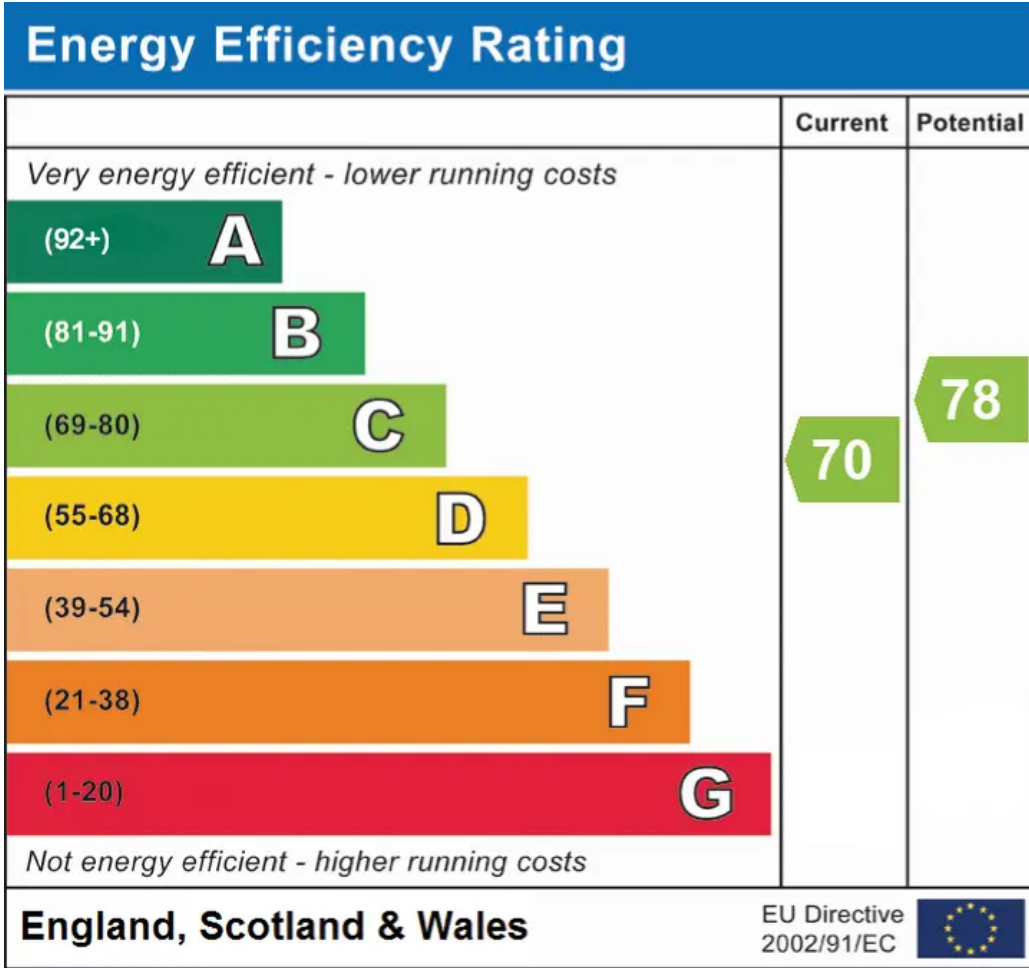
## Ground Floor



## First Floor



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.



## Boococks

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