



**15 TILLOTSON HOLME  
LUDDENDENFOOT  
HALIFAX  
HX2 6AF**

Fancy retiring to a peaceful setting with wonderful views over the river and the canal? Approached via a small service road from Luddendenfoot is this good sized two bedroomed detached bungalow which has two double bedrooms, a great dining kitchen, a lovely lounge and nice bathroom, all served from a central hallway. The residence enjoys lovely gardens as well as views over the River Calder to the front and the Rochdale Canal to the rear, beyond which is an area of woodland to complete the setting nicely. Recent flood defences provide added protection which may provide peace of mind to prospective buyers. With gas central heating and uPVC double glazing, space to park two cars and very nice gardens, this is one truly not to be missed. The property provides excellent access to the local amenities of Mytholmroyd, Hebden Bridge, Halifax, the trans-Pennine rail link and the M62 motorway network linking the business centres of Manchester and Leeds.

**£240,000**

## ENTRANCE HALL

A lovely central hallway.

## DINING KITCHEN

4.50m x 3.76m (14'9" x 12'4")

With a range of base units with matching drawers and complementing work surfaces to tiled surrounds, with stainless steel sink unit and built in electric oven and hob. There is a useful pantry cupboard and plenty of space for a dining table.



## LOUNGE

4.50m x 3.76m (14'9" x 12'4")

A uPVC double glazed door and screen open to the rear gardens.



## BEDROOM ONE

4.50m x 2.97m (14'9" x 9'9")

A good sized double room.



## BEDROOM TWO

4.39m x 2.97m (14'5" x 9'9")

Another good sized double bedroom.



## BATHROOM

Fitted with a white three piece suite incorporating pedestal wash basin, low flush WC and panelled bath with thermostatically controlled shower unit to shower screen and part tiled walls.



## OUTSIDE

Two car parking spaces are positioned to the side, behind which are lawned gardens with flower & shrub borders. At the rear is a good sized garden with lawn, shrubs and flowerbedded areas, and over the recently built flood defence wall is a lovely lawned seating area beside the river. The property has the benefit of fishing rights for the river side.







## ADDITIONAL INFORMATION

Tenure: Freehold.  
Calderdale Council.  
Council Tax Band: B.

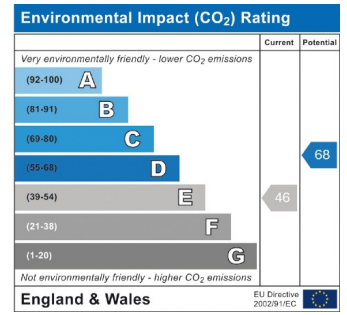
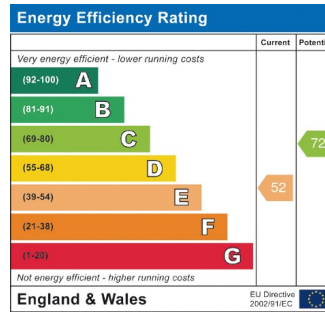
Please Note that The Mytholmroyd Flood Alleviation Scheme has been constructed to better protect against flooding from the River Calder and the Rochdale Canal. There is now only a 2% chance of flooding occurring in any one year according to information provided by the Environment Agency in February 2021

## DIRECTIONS

From the Halifax Town Centre at the Bull Green roundabout take the second exit onto Bull Green; continue onto King Cross Street then continuing to Aachen Way. At the traffic lights at King Cross, bear right onto the A646 Burnley Road. Follow this road for approx 3.5 miles and on entering Luddendenfoot turn left into Station Road and take the immediate turning on your right just before the pub into Tillotson Holme, follow the road round until you reach number 15 on the left. Postcode: HX2 6AF

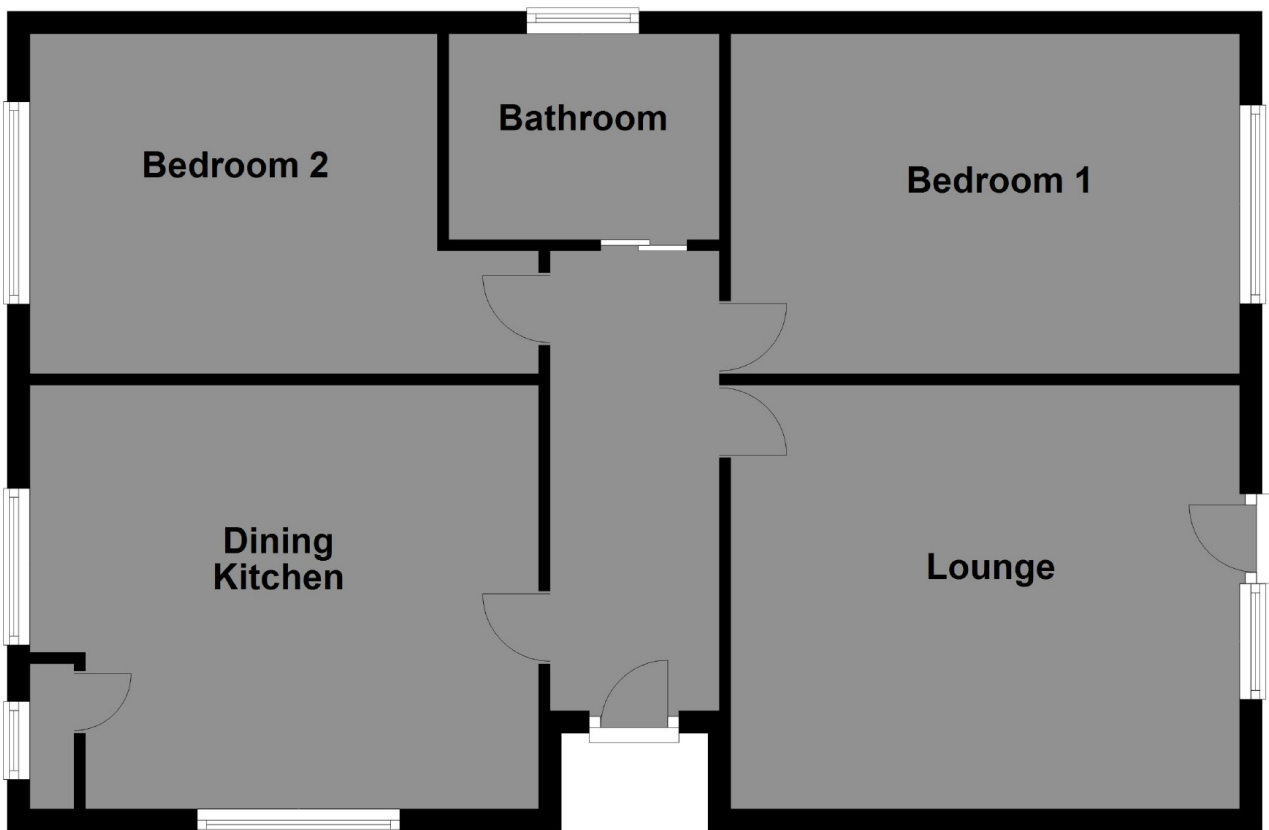
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**Ground Floor**



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