



26 Cooperfields

Luddendenfoot, HX2 6AT

£1,150 PCM





This semi-detached property is situated in the sought after residential location of Luddendenfoot, ideally suited to a mature professional couple or small family. Benefiting from extensive garden areas to both front and rear with exceptional panoramic views this home is suited to the avid gardener or those with a love of the outdoors.

**** PROPERTY IS UNFURNISHED****

Accommodation

This two bedroom semi-detached property is well positioned on Cooperfields withholding a sense of privacy. Internally provides a modern kitchen benefitting from base, wall and drawer units with tiled splashbacks and worktops incorporating a sink with mixer tap and a four-ring gas hob with extractor hood above. There is an integrated electric oven, and plumbing for a washing machine. A spacious lounge and dining area with log burning stove.

The first floor is equipped with a neutrally decorated double bedroom occupying panoramic country views, and single second bedroom. A fully tiled house bathroom benefits from a three-piece suite comprising low flush WC, wash hand vanity, and bath with mixer tap mains fed shower. Providing additional touches such as a heated towel rail.

Cooperfields enjoys extensive tiered gardens to the front and rear suited to any gardening enthusiast. South facing and comprising of allotment areas, decking, indian paving, astroturf and mature shrubs/borders, all whilst benefiting from undisturbed views of the surrounding valley. On street parking is available at the end of a short track walk. This property is accessible via multiple stairs, would be suited to an actively able occupant.

Location

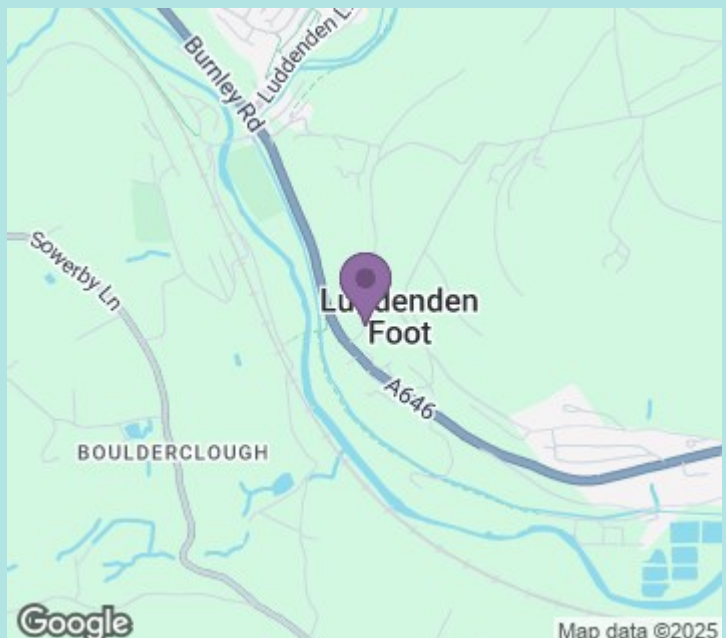
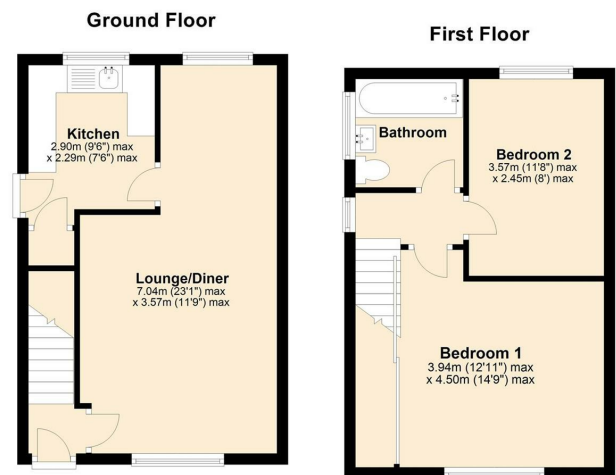
Situated just off Burnley Road, close to the idyllic village of Luddenden, a location offering convenient access to local amenities. Mytholmroyd and Hebden Bridge are a short distance away both with a full range of shops, bars and restaurants and a vibrant community atmosphere. Walk in any direction for easy access to open countryside and scenic walks.

The train stations in Mytholmroyd and Sowerby Bridge offer excellent transpennine links to Leeds, Manchester and surrounding areas.

Council tax band: B

EPC rating: D

Deposit: £1,326



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