

# Peter David

# Properties Ltd

Residential Sales and Lettings

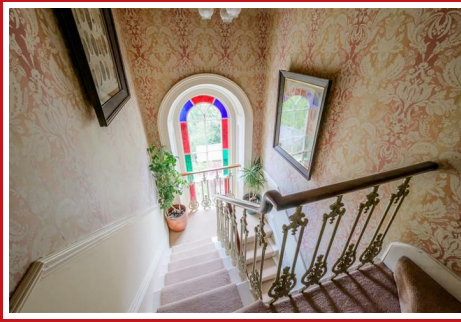


## Prospect Terrace, Luddendenfoot

Offers Over £425,000







Peter David Properties are delighted to bring to the market this wonderful FOUR BEDROOM residence with superb far reaching views over the Calder Valley. Boasts original character throughout. The property will be of particular interest to a growing family and an early appointment to view is advised. Conveniently placed for a range of local amenities and bus routes into Halifax, Hebden Bridge and Sowerby Bridge town centres, the property has good sized south facing mature gardens to the rear together with a block paved driveway providing off road parking for two cars.

The property, set over four floors, briefly comprises of an entrance hallway, two sitting rooms, to the lower ground floor there is a workshop, dining kitchen leading to the rear garden and a WC. To the first floor there are two double bedrooms and house bathroom. To the second floor there are two further double bedrooms and a shower room. The rear of the property benefits from the super views over the valley creating a pleasant environment for family entertainment in the summer months.

- SUPERB VICTORIAN TERRACE
- FOUR DOUBLE BEDROOMS
- CLOSE TO EXCELLENT SCHOOLS
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- CONVENIENT LOCATION
- EPC RATING - D
- COUNCIL TAX BAND - C

### Accommodation

#### Entrance Hall

Enter the property via a large solid door, into the imposing hallway where you will appreciate the character this home has to offer, with decorative archway, original feature staircase with mahogany balustrade and cast iron decorative spindles, leading to the first floor. The ornate stained glass window has views over the garden and beyond.

#### Formal Lounge/ dining room

15'7" x 14'9" (4.77 x 4.5)  
Currently used as a dining room, again with a high ceiling and original features such as wooden floorboards and lends itself to a variety of uses. The marble fireplace has tiled inserts with a cast iron fire. A large window faces the front elevation.

#### Lounge

13'7" x 14'9" (4.15 x 4.5)  
A large bright and airy room with a high ceiling, coving and ceiling rose, which also benefits from original wooden sash windows with outstanding views over the south facing garden and beyond. There are built in original units to the alcoves along with fitted shelves, picture rails and a feature cast iron fireplace with tiled insert and marble surround.

#### Lower ground floor

##### Dining kitchen

13'10" x 14'9" (4.22 x 4.5)  
A generous kitchen with ample wooden units and granite worktops with inset porcelain sink. There is plenty of room for a free standing dining table and the alcove in the chimney breast complete with stone lintel and exposed stone, has ample space for a range cooker. There are french doors leading out onto the south facing garden inset into an exposed stone wall. The yorkshire stone floor adds to the charm and character of this room.

##### WC

A useful addition to this home with a low flush WC

#### Workshop

17'2" x 14'9" (5.25 x 4.5)  
A spacious room with power, lighting and plenty of storage.

#### First floor

##### Bedroom one

13'9" x 14'9" (4.2 x 4.5)  
A double bedroom with a feature cast iron fireplace and surround, built in storage cupboards, central heating radiator and sash windows enjoying views across the valley.

##### Bedroom two

12'9" x 14'9" (3.9 x 4.5)  
A double bedroom with a feature cast iron fireplace and surround, built in storage cupboards, central heating radiator and sash windows facing the front elevation.

##### Bathroom

6'10" x 10'9" (2.1 x 3.3)  
Partly tiled with a white three piece suite which comprises of, shower over the bath, vanity unit wash hand basin, low flush WC, central heating radiator and a sash window facing the front elevation.

#### Second floor

##### Bedroom three

13'9" x 10'0" (4.2 x 3.07)  
Double bedroom with under eaves storage and velux window.

##### Bedroom four

13'9" x 9'10" (4.2 x 3)  
Double bedroom with under eaves storage and velux window.

##### Shower Room

6'0" x 8'2" (1.85 x 2.5)  
With a white three piece suite which comprises of shower cubicle, WC, pedestal wash hand basin, under eaves storage and a velux window.

#### External

To the front of the property there is a block paved driveway providing off road parking for two cars. To the rear of the property there is a deceptively large tiered garden with a flagged seating area, a great place for entertaining in the summer months, further down the garden there is an out house and a further seating area.

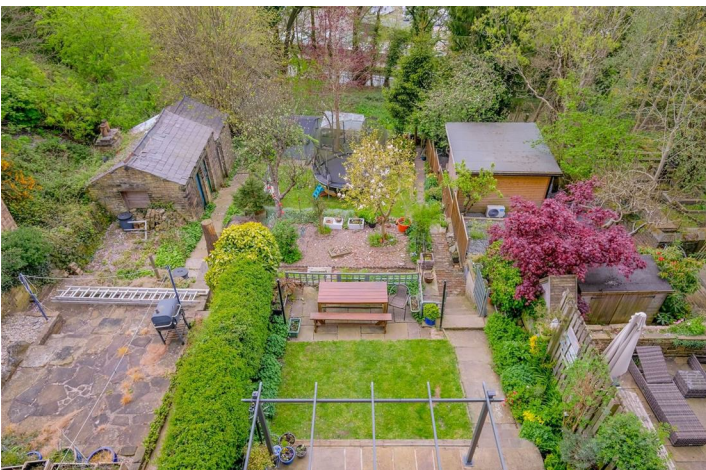
#### Directions

Please use post code HX2 6AX for sat nav directions.

#### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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## Road Map



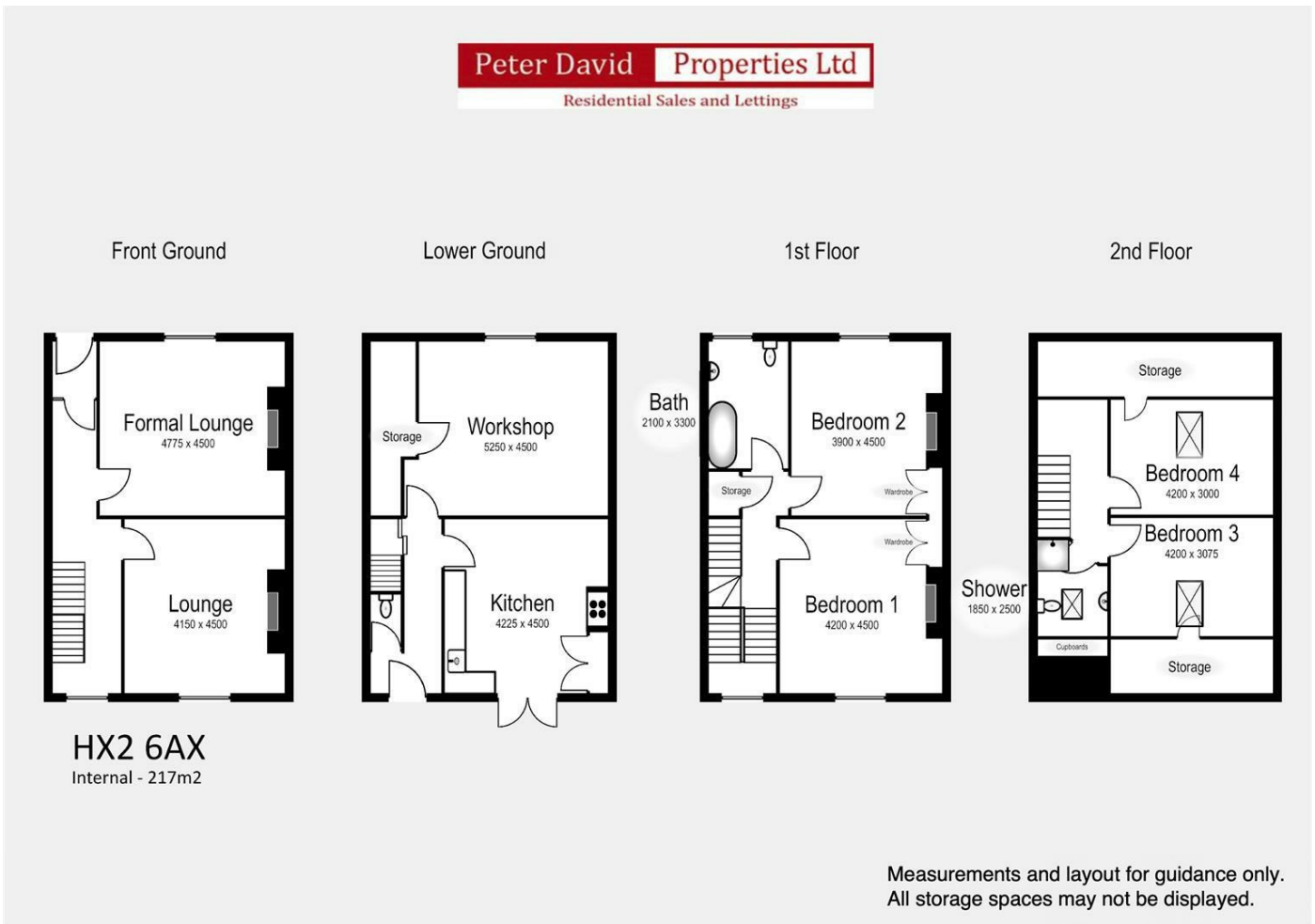
## Hybrid Map



## Terrain Map



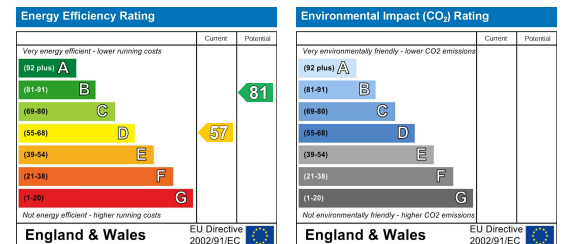
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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