Peter David Properties Ltd

Residential Sales and Lettings

Lane House Grove, Luddendenfoot

£245,000

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Nestled in the charming area of Luddendenfoot, Halifax, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the large rear garden, which boasts picturesque views, creating a serene outdoor retreat. This expansive space is perfect for gardening enthusiasts, children to play, or simply enjoying the fresh air on a sunny day. The ground floor also includes a convenient WC, adding to the practicality of the layout.

As you ascend the spacious and bright landing, you will appreciate the natural light that floods the home, enhancing the overall sense of space and warmth. The sought-after location of this property ensures that you are well-connected to local amenities, schools, and transport links.

In summary, this semi-detached house in Luddendenfoot is a wonderful opportunity for anyone seeking a comfortable family home with beautiful outdoor space and a welcoming atmosphere. Don't miss the chance to make this charming property your own.

- SEMI DETACHED
- THREE BEDROOMS
- WONDERFUL VIEWS TO THE REAR
- GROUND FLOOR WC
- SOUGHT AFTER LOCATION
- GARDENS FRONT AND REAR
- EPC RATING - D
- COUNCIL TAX BAND - B

Accommodation

Entrance vestibule

Lounge
10'10" x 18'5" (3.32 x 5.62)

Dining Kitchen
10'4" x 13'5" (3.17 x 4.1)

Ground floor WC

First floor

Bedroom one
10'10" x 12'11" (3.32 x 3.95)

Bedroom two
13'5" x 9'2" (4.1 x 2.8)

Bedroom three
7'5" x 8'11" (2.27 x 2.72)

Bathroom
8'0" x 5'1" (2.45 x 1.55)

External
To the front of the property you will find on street parking and a garden. To the rear you will find a large garden with superb views.

Directions
Please use post code HX2 6PF 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

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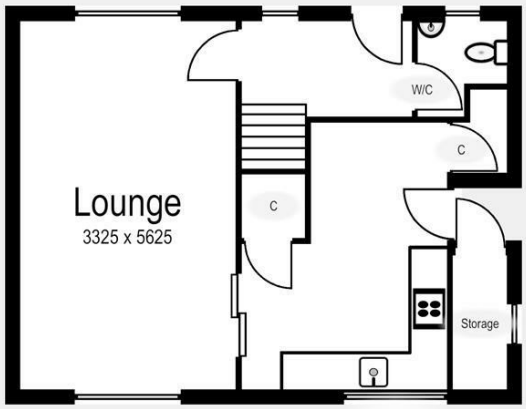
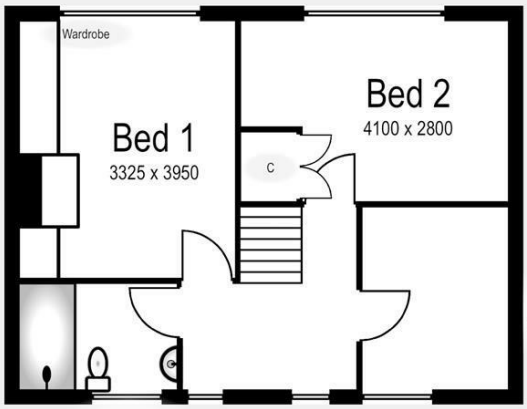
Front Ground



K/Dining
3175 x 4100

1st Floor



Bathroom
2450 x 1550

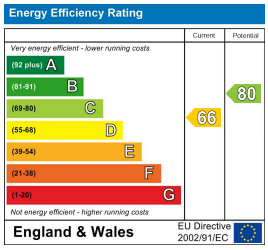
HX2 6PF
Internal - 82m2

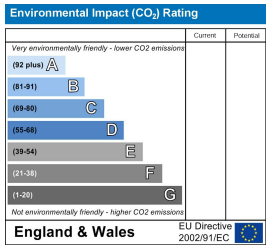
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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