

Peter David

Properties Ltd

Residential Sales and Lettings



Jerusalem Lane, Luddenden

Offers Over £400,000





*** PROBATE NOW THROUGH ***

Peter David Properties are proud to present to the open market Hawksclough Farm a farm owned by the same family for over 60 yrs

This former farmhouse with attached barn is in need of full renovation but offers huge potential to create a lovely family home with parking, garden and approx 1/2 acre of land (tbc)

Situated to this popular rural location and enjoying outstanding views over the Luddenden Valley.

Early viewing is highly recommended

The accommodation in brief comprises of: Entrance lobby, lounge, dining kitchen, storeroom, first floor two bedrooms, box room, bathroom and separate toilet

The property is being SOLD with No Upward Chain and to CASH BUYERS ONLY

- Impressive Stone Built Farm House With Attached Barn
- In Need Of Full Modernisation
- Ideal Rural Location With Views Over The Luddenden Valley
- Parking And Approx 1/2 Acre Of Land
- Cash Buyers Only
- Mains Electric, Septic Tank, Oil Fired Heating And Spring Water
- EPC Rating: TBC
- Tenure: Freehold. Council Tax Band: E

Accommodation

Front Entrance Door

Gives access into the:

Lobby

With staircase access to the first floor and access into the:

Lounge

Window to the front, tiled fireplace with open grate fire and access into the:

Dining Kitchen

Fitted with matching wall and base units, side access door into the side porch area

First Floor

Landing Area

Giving access to the loft space

Bedroom One

Window to the front

Bedroom Two

Window to the side elevation

Box Room

Window to the front

Bathroom

Fitted with a three piece suite, window to the rear

Separate Toilet

Low flush WC, window to the side

External Details

Gravelled parking area to the front and parking is available at the side of the barn, lawned garden to the side which adjoins the 1/2 acre of land approx (TBC)

Directions

From Luddendenfoot proceed up New Road towards Midgley taking your right turn onto Booth, continue along here passing through the village and take your left turn onto Jerusalem Lane, this is a single track road so drive with caution, continue along passing Jerusalem Farm on your right where the property will be found further up the road on your left and identified by our FOR SALE board.

Money Laundering

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

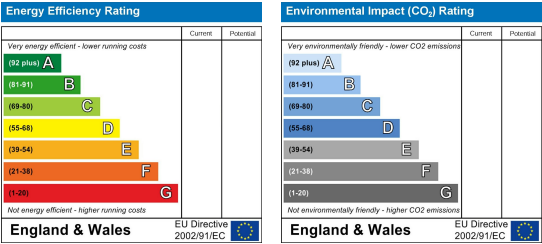


Floor Plan

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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