

# Peter David Properties

Residential Sales and Lettings

## The Corn Mill, Luddenden £139,950



# The Corn Mill, Luddenden

Set in this delightful conservation village, 'The Corn Mill' is a small sympathetic conversion creating eight individual apartments with the benefit of private parking. Luddenden is a beautiful village set in the Luddenden Valley in the Pennine hills, the area is popular with walkers, cyclists and horse riders. Commuting to Leeds and Manchester is possible via the local railway station at Mytholmroyd, the village also has a local bus service. Briefly, this first floor apartment has an entrance hallway, a generous living room, two double bedrooms and a bathroom. Gas central heating throughout. NO UPWARD CHAIN.

## Features

- Delightful mill conversion
- Located in a conservation village
- Two double bedrooms
- Gas Central Heating
- Private parking
- Local village amenities include the grade II listed 'Lord Nelson' public house and St Mary's Church
- Excellent area for walking and cycling
- EPC band C
- Good commuter links to Halifax by road or bus
- Mytholmroyd Railway Station 2 miles away with links to both Manchester and Leeds

## Accommodation

Enter the building via a communal entrance hallway.

## Entrance Hallway

Enter the apartment via this hallway leading to all the principal rooms. Store cupboard. Central heating radiator.

## Living room 6.12m (20' 1") x 4.08m (13' 5")

Spacious room with windows to two elevations. Central heating radiator.

## Kitchen 5.82m (19' 1") x 2.07m (6' 9")

Modern fitted kitchen with a mixture of wall and base unit, complementary work surfaces and tiled splash back. Combi boiler housed in cupboard.

## Bathroom 2.34m (7' 8") x 1.97m (6' 6")

Three piece white suite.

## Bedroom One 4.80m (15' 9") x 2.46m (8' 1")

Double room. Central heating radiator.

## Bedroom Two 3.34m (10' 11") x 2.73m (8' 11")

Double room. Central heating radiator.

## Outside

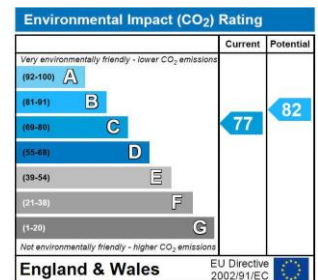
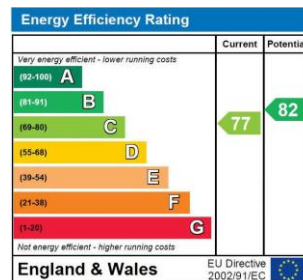
Outside there is a car park for the apartments

## Boundaries and Ownership

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## Related Sales Discount

Peter David will offer a 10% discount off our selling fees to any client purchasing a property through Peter David who then instructs Peter David in the sale of their own property.



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