



Booth House Road, Luddendenfoot Halifax HX2 6HJ

welcome to

Booth House Road, Luddendenfoot Halifax

This property will benefit from some cosmetic work throughout and has the potential to be a lovely cottage situated in a rural area. Briefly comprising of two bedrooms, kitchen, lounge, wet room, WC/utility, small garden to the rear and on street parking.



Lounge

20' 9" x 13' 3" (6.32m x 4.04m)

This good sized lounge comprises of a gas coal effect fireplace, double glazed window to the front and rear aspect, built in wardrobes, ceiling light point, central heating radiator and door to the entrance porch.

Kitchen

15' 9" x 15' 9" (4.80m x 4.80m)

The kitchen is another good sized room with tiled flooring, wooden wall and base units, ceiling light point, stainless steel sink and drainer, gas oven and hob, plumbing for appliances, coal fire place and access to utility/WC.

Utility/ Wc

The utility/WC comprises plumbing for washing machine, WC and wash hand basin, tiled flooring and half walls, double glazed frosted window to the rear and ceiling light point.

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom one comprises of a double glazed window to the front, ceiling light point and central heating radiator.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom two comprises of a double glazed window to the rear with lovely views, ceiling light point and central heating radiator.

Wet Room

the wet room comprises of a WC, wash hand basin, shower, ceiling light point and double glazed frosted window to the front.

External

Externally this property offers a small garden to the rear and on street parking.



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Booth House Road, Luddendenfoot Halifax

- Guide Price £120,000- £130,000
- Two Bedroom Cottage
- Fantastic Views
- In Need Of Cosmetic Work Throughout
- A Property With Potential

Tenure: Freehold EPC Rating: D

guide price

£120,000-£130,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SWB107646 - 0009

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william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE



williamhbrown.co.uk