



High Lee Green, Luddendenfoot, HX2 6LD



welcome to

High Lee Green, Luddendenfoot

With four bedrooms, integral garage, kitchen, lounge/diner, cellar, gardens to side and rear as well as driveway parking, the property also boasts gorgeous far reaching views across the valley. The property would be suitable for a number of audiences.



Kitchen

The kitchen is modern in design and benefits from wooden wall and base units with marble effect work surfaces, integrated oven and hob with extractor hood above, stainless steel sink and drainer with tiled splashback, integrated fridge/freezer, space/plumbing for appliances, ceiling light point, double glazed window to the front and central heating radiator.

Lounge/ Diner

The lounge/diner is a good sized room that benefits from characteristic features such as exposed wooden beams and stone fireplace with wood burning stove, wooden flooring, double glazed window to the rear, ceiling light point, central heating radiator, access to under-stairs storage whilst still retaining space for a dining table and chairs.

Bedroom One

Bedroom one is generous in size and comprises of double glazed windows to the front and side boasting fantastic views, ceiling light points and central heating radiators. This room will accommodate at least a double bed and usual bedroom furniture.

Bedroom Two

Bedroom two is neutral in design and benefits from double glazed windows to the rear and side, ceiling light points and central heating radiators. This room will accommodate a double bed and usual bedroom furniture.

Bedroom Three

Bedroom three is another double room with a double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes.

Bedroom Four

Bedroom four is a single room that could be utilised as an at home office/study and benefits from a double glazed window to the front, ceiling light point and central heating radiator.

Bathroom

The bathroom is well maintained and comprises of tiled walls, bath with shower overhead, w/c, wash hand basin and ceiling light points.

Additional/ External

To the front/side of the property is a driveway with parking for several vehicles as well as access to the garage. There is a small parcel of grass at the front and the side of the property that also belongs. To the rear of the property is an enclosed garden, laid to lawn with shrubbery surrounding it. From both front and side aspects the property has fabulous far reaching views and a wonderful cottage feel throughout.



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welcome to

High Lee Green, Luddendenfoot Halifax

- Far Reaching Views
- Semi - Rural Location
- Four Bedrooms
- Integral Garage
- Well Kept Gardens

Tenure: Freehold EPC Rating: D

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB108095 - 0006

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