

Belmont Terrace, Luddendenfoot, HX2 6BB



welcome to

Belmont Terrace, Luddendenfoot

The property itself has been well maintained throughout and comprises of a lounge, kitchen, w/c, three bedrooms, bathroom, yard to the front, large garden to the front and on street parking.













Lounge

The lounge is neutral in design and comprises of a double glazed window to the front, ceiling and wall light point, central heating radiator and electric coal effect stove with wooden mantel.

Kitchen/ Diner

The kitchen benefits from ample wall and base units with wood effect work surfaces, tiled splashback, composite sink and drainer, integrated oven and hob with extractor hood above, space/plumbing for appliances and ceiling spotlights.

The dining room comprises of wooden herringbone flooring, ceiling light point, central heating radiator and double glazed window to the front. This room will easily accommodate a good sized dining table and chairs.

W/C

The downstairs w/c comprises of a heated towel rail, ceiling light point, wash hand basin with tiled splashback and w/c.

Bedroom One

Bedroom one is neutral in design and comprises of a double glazed window to the front, ceiling light point, built in storage and central heating radiator. This room will easily accommodate a double bed and usual bedroom furniture.

Bedroom Two

Bedroom two is another double room that comprises of a central heating radiator, ceiling light point and double glazed window to the front. This room will again accommodate a double bed and usual bedroom furniture.

Bedroom Three

The third bedroom could be utilised as a spacious office/guest room and benefits from a double glazed window to the front, ceiling light point and central heating radiator.

Bathroom

The bathroom is modern in design and benefits from a large walk in shower, w/c, wash hand basin, heated towel radiator, ceiling light point and double glazed frosted window to the front.

Additional/External

To the front is an enclosed yard space with spacious garden laid to lawn opposite. This space is large enough for outdoor storage and seating making it the ideal space for enjoying summer months.





welcome to

Belmont Terrace, Luddendenfoot HALIFAX

- Three Bedroom Mid Terrace
- Well Maintained Throughout
- Garden And Yard To The Front
- Ideal Family Home
- Ideally Located

Tenure: Freehold EPC Rating: D

offers over

£200,000









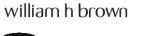
Please note the marker reflects the postcode not the actual property

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Property Ref: SWB108189 - 0005 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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