



Boys Scarr, Luddendenfoot, Halifax, HX2 6ET

welcome to

Boys Scarr, Luddendenfoot

The property briefly contains two bedrooms, family bathroom, open plan living kitchen/diner and a vaulted cellar. With a spacious enclosed yard to the front of the property, the property is well maintained throughout and would be suitable for a number of audiences.



Living / Kitchen/ Diner

The open plan living kitchen/diner takes up the entirety of the ground floor and has distinct areas for each of these purposes. With a fitted kitchen, comprising wall and base units, work surface space and splashback tiling. There is ample space for a dining table and chairs and plenty of space for living furniture aswell. With a double glazed window to the front aspect, stairs leading to first floor accommodation and stairs to cellar.

Cellar

The cellar has a lovely vaulted ceiling and is an excellent dry storage cellar.

Bedroom One

The main bedroom is a well sized room with double glazed windows to the front aspect and benefiting from ceiling light and central heating radiator. The room will easily accommodate a double bed and usual furniture.

Bedroom Two

The second bedroom is at the rear of the property and has a double glazed window to the rear aspect. With ample space for a bed and bedroom furniture.

Family Bathroom

The family bathroom is modern and well appointed and comprises a bath with shower over, wash hand basin and low flush w/c. With frosted double glazed window to the front of the property.

External

Externally the property has benefit of plentiful on street parking as well as an enclosed yard to the front of the property.



view this property online williamhbrown.co.uk/Property/SWB108431



welcome to

Boys Scarr, Luddendenfoot

- Offers Over £130,000
- Well Maintained Throughout
- Spacious Enclosed Yard to Front
- Through By Light
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited

offers over

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108431



Property Ref:
SWB108431 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



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



williamhbrown.co.uk