

New Road, Luddendenfoot, Halifax, HX2 6QL

## welcome to

## New Road, Luddendenfoot

Briefly comprising a modern open plan living area, two spacious double bedrooms, assigned off-street parking and an additional storage room. This two bedroom apartment is offered to the market with no onward chain.













## **Open Plan Living/Kitchen/Diner**

This open plan living is bright and neutral throughout. Comprising of wooden flooring, exposed wooden beams, ceiling and wall light points, central heating radiators and double glazed windows to the front. The kitchen area benefits forms a 'U' shaped space with breakfast bar, wooden wall and base units, stainless steel sink and drainer, integrated oven and hob with extractor hood above, space/plumbing for appliances including space for American style fridge freezer. This open plan space is warm and inviting, ideal for hosting or spending time with friends and family.

## **Bedroom One**

Bedroom one is a double room that benefits from double glazed windows to the rear, central heating radiator, exposed wooden beams and wall and ceiling light points. This room will easily accommodate a double bed and usual bedroom furniture.

#### **Bedroom Two**

Bedroom two is another double room that comprises of double glazed windows to the rear, ceiling light point, exposed wooden beams and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

#### **Family Bathroom**

The bathroom is a good sized room that comprises of a w/c, wash hand basin, bath, shower cubicle, ceiling light point and double glazed frosted window.

#### Additional/ External

The property benefits from allocated off street parking.





## welcome to

## New Road, Luddendenfoot

- Guide Price £150,000-£160,000
- Spacious Two Bedroom Apartment
- Ideal Practical Assigned Parking
- Stunning Beam Feature Throughout The Kitchen/Lounge Area
- Located In The Popular Village Of Luddedenfoot

## Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 27 Jul 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£150,000** 





## view this property online williamhbrown.co.uk/Property/SWB108298



Property Ref: SWB108298 - 0004 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

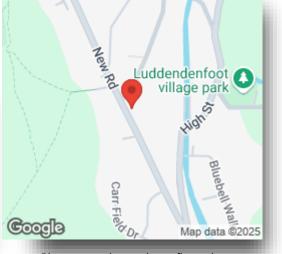


sowerbybridge@williamhbrown.co.uk

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



#### williamhbrown.co.uk



Please note the marker reflects the postcode not the actual property