





# 1 St Marys School

## High Street | Luddenden

Being part of a select development of four properties created from a former Grade II listed village school. This individually designed property has a high specification throughout and situated within the heart of a conservation village.

Comprising over 2 floors, entrance hall, kitchen, dining room, lounge, utility, cloakroom, study/bedroom four, three bedrooms, walk in wardrobe, en suite and house bathroom. Two parking spaces and decked garden area.

### GROUND FLOOR

- Entrance Hall
- Inner Hallway
- Kitchen
- Dining Room
- Lounge
- Utility
- Study/Bedroom 4
- WC
- Master Bedroom
- Walk in Wardrobe
- En Suite Shower Room

### FIRST FLOOR

- Landing
- Bedroom 2
- Bedroom 3
- Bathroom

### DISTANCES

Leeds approx 25 miles.  
Manchester approx 30 miles.



## LOCATION

1 St Marys School is nestled within the heart of the highly sought after Luddenden Village situated close to Halifax, Sowerby Bridge and the tourist centre of Hebden Bridge where there are a variety of amenities, bars and restaurants. There are local schools and nurseries nearby. There are rail stations in Halifax, Sowerby Bridge, Mytholmroyd and Hebden Bridge which all access the cities of Leeds, Bradford, Manchester, Halifax has a direct link to London. Both Manchester and Leeds Bradford International Airports are easily accessible.

## GENERAL INFORMATION

A superb kitchen benefiting from a range of contemporary Walnut base, drawer and eye level units incorporating granite worksurfaces and upstands, breakfast bar and under unit lighting. The appliances include a 'Smeg' range cooker, 5 ring gas hob with extractor hood above, dishwasher, and an American 'Whirlpool' fridge freezer. Under mounted stainless steel sink with mixer tap. Window to the front. Full height Original French doors lead through to both the dining room and lounge.

The lounge is an impressive room with windows to the rear allowing plentiful natural light and views overlooking the village church. Painted timber panelling to two walls and door accesses the understairs storeroom.

The utility includes base and eye level units, plumbing for a washing machine and space for a dryer. Window to the side overlooks the garden.

The spacious master bedroom includes a walk in wardrobe and a 3 piece en suite to include WC, shower and wash basin. The ground floor additionally includes a WC, study/bedroom 4 and storage cupboard.

The first floor includes two double bedrooms and house bathroom. The house bathroom comprises of a 3 piece white suite to include wash basin, WC and bath with overhead shower.

The property additionally includes a storage cellar which is accessed separately to the property.

## EXTERNALS

Two allocated parking spaces. Decked south facing garden area with far reaching views across the valley.

## FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

## LOCAL AUTHORITY

Calderdale MBC

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## SERVICES

We understand that the property benefits from all mains services. Please note that any of the services have not been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

## TENURE

We are informed that the tenure of the property is Leasehold under a 990 year lease. This should be checked by any prospective purchaser.

The owner has a 25% share of the freehold and is part of the management company.

Maintenance charge £250 per quarter covers upkeep of the electric gates, car park and lighting, buildings insurance and window cleaning.

## DIRECTIONS TO

Proceed towards King Cross. At King Cross follow the signs for Hebden Bridge and Burnley on the A646 Burnley Road. After approximately 3½ miles turn right in Luddenden Foot between the former 'Coach and Horses' and The Weavers Public Houses up Luddenden Lane, continue up Luddenden Lane which turns into New Road. Turn right down High Street where the property can be located on the left hand side before reaching St Marys Church as indicated by a Charnock Bates signboard.

For satellite navigation- HX2 6QE

## IMPORTANT NOTICE

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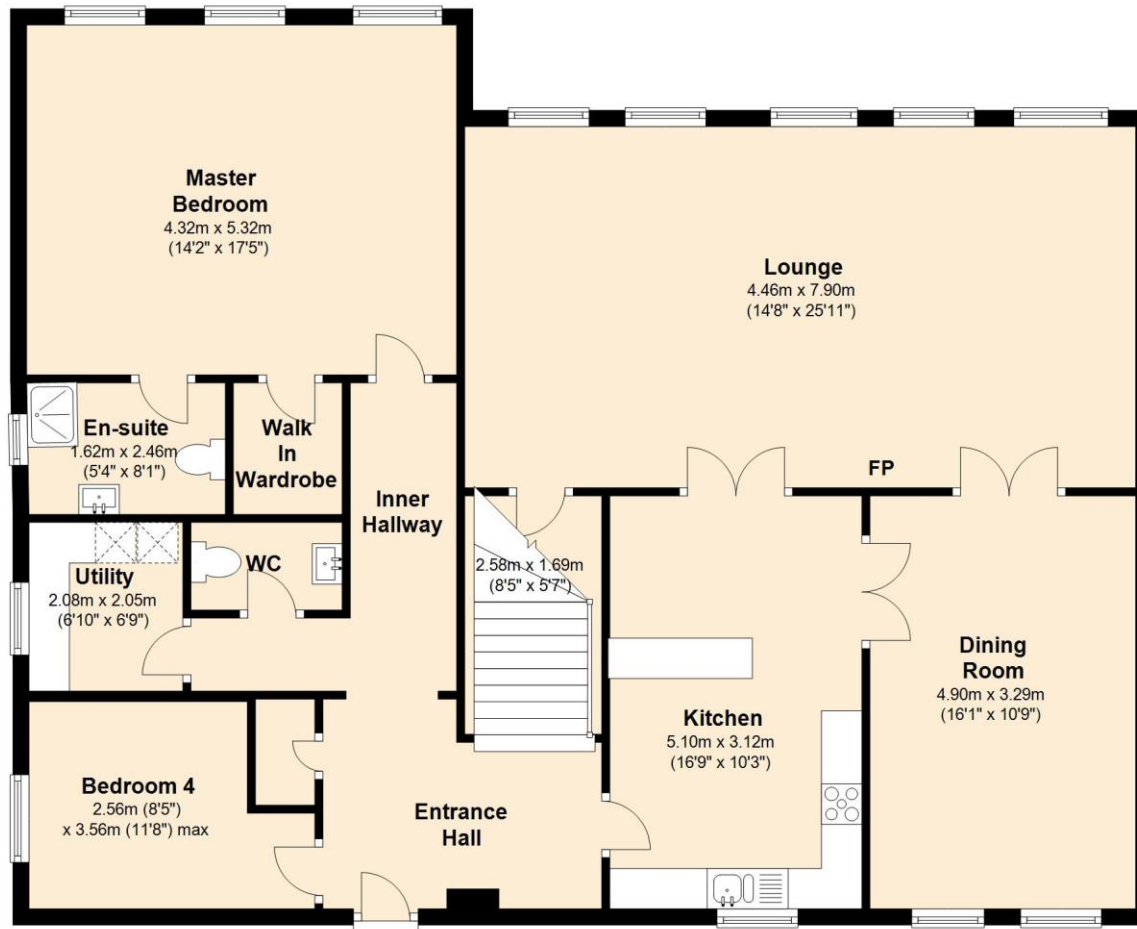
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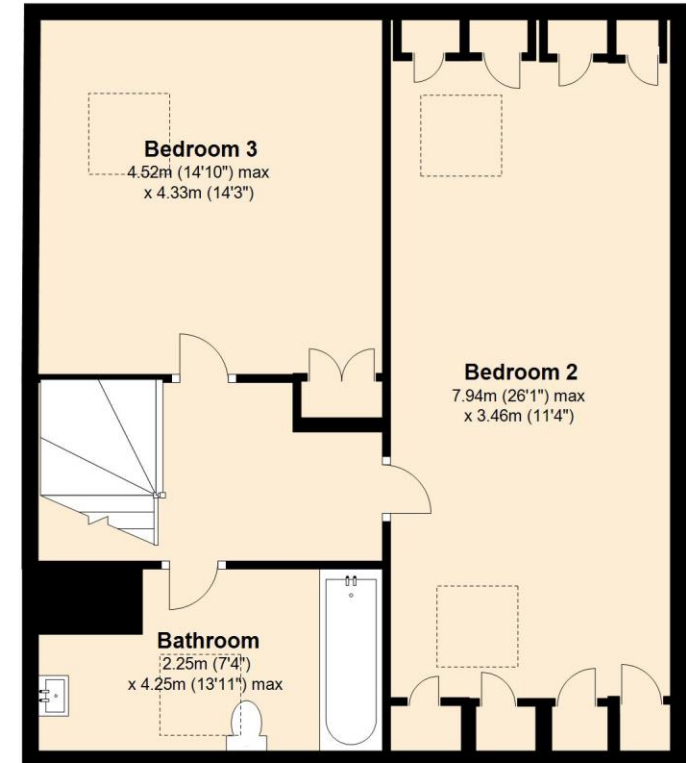




## Ground Floor



## First Floor



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Plan produced using PlanUp.

**1 St Marys School, Luddenden**





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### **RIPPONDEN**

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### **HUDDERSFIELD**

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