



Charnock Bates
Chartered Surveyors & Auctioneers



Church House

78 High Street | Luddenden

A deceptively spacious semi detached period property dating back to approximately 1850 benefiting from accommodation set over 3 floors. The property is nestled within the heart of the Luddenden Village.

Parking, integrated garage and gardens.

GROUND FLOOR

Entrance Porch
Hallway
Dining Room/Playroom
Dining Kitchen
Sitting Room
Sun Room
Shower Room / WC
Access to 2 Cellar Rooms

FIRST FLOOR

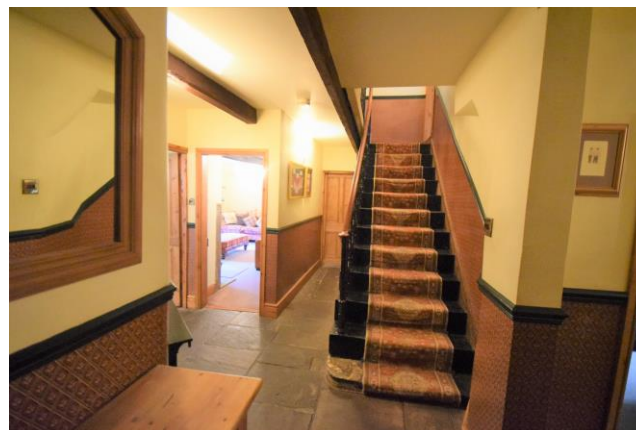
Landing
Lounge with Dining Area
Bedroom One
Bedroom Two
Bedroom Three/ Study
House Bathroom

SECOND FLOOR

Mezzanine Landing
Bedroom Four
En Suite
Bedroom Five
En Suite
Bedroom Six

DISTANCES

Leeds approx 25 miles.
Manchester approx 30 miles.



LOCATION

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

Church House is a stone built semi- detached residence dating back to approximately 1850. Many period features have been retained to include stone fireplaces, mullion windows and exposed beams to the ceiling.

The lower ground floor entrance hall provides access to the kitchen, sitting room, W.C, dining room and integral garage. staircase with feature cast iron balustrade leads to the first floor landing. Exposed beams to the ceiling. Stone flagged floor.

Bespoke fitted base, drawer and eye level units to the kitchen. Beams to the ceiling and stone flagged floor.

Exposed beams to the sitting room. Exposed stone fireplace with cast iron stove. French doors access the garden. Double doors lead into the conservatory.

The dining room is currently utilised as a play room with leather seating to one wall.

A white suite to the shower room which comprises, shower cubicle, wash hand basin and W.C. Fitted cupboard with plumbing for a washing machine and space for a dryer.

Two room cellar with stone shelving and stone flagged floor.

The first floor landing accesses the lounge with dining area, bedroom accommodation and house bathroom.

The lounge is a spacious room with dining area. Exposed beams to the ceiling. Exposed stone fireplace with cast iron solid fuel burning stove. A staircase leads to the second floor.

Both first floor bedrooms benefit from exposed beams to the ceiling, mullion windows with window seats and storage cupboards.

A white suite to the house bathroom comprising, bath, wash hand basin and W.C.

The second floor mezzanine landing accesses the further bedroom accommodation.

Bedrooms four and five both benefit from en suites.

EXTERNALS

The property benefits from lawned and paved gardens framed by trees, shrubs and flowerbeds. A stone flagged parking area for two cars provides access to the integral garage.

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

Freehold with vacant possession upon completion.

DIRECTIONS TO

From Halifax Town Centre take the A646 Burnley Road towards Hebden Bridge. Continue for approximately 4 miles towards Luddenden, just after the traffic lights turn right up Luddenden Lane and continue straight ahead until turning right onto High Street. Follow High Street through the village and continue towards Stocks Lane, continue around the bend to the left and the property can be found on the left handside as indicated by the Charnock Bates signboard.

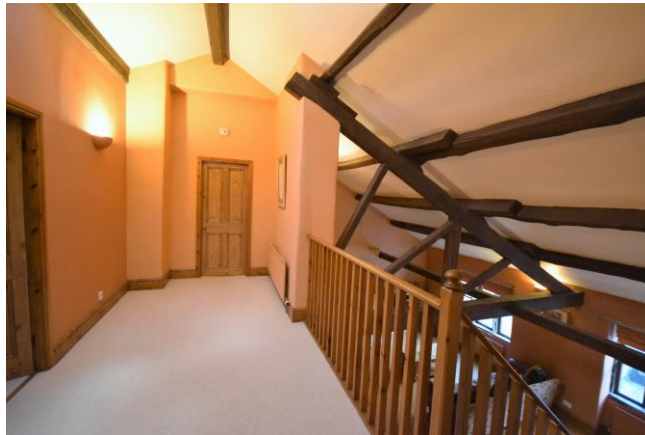
For Satellite Navigation HX2 6PP

IMPORTANT NOTICE

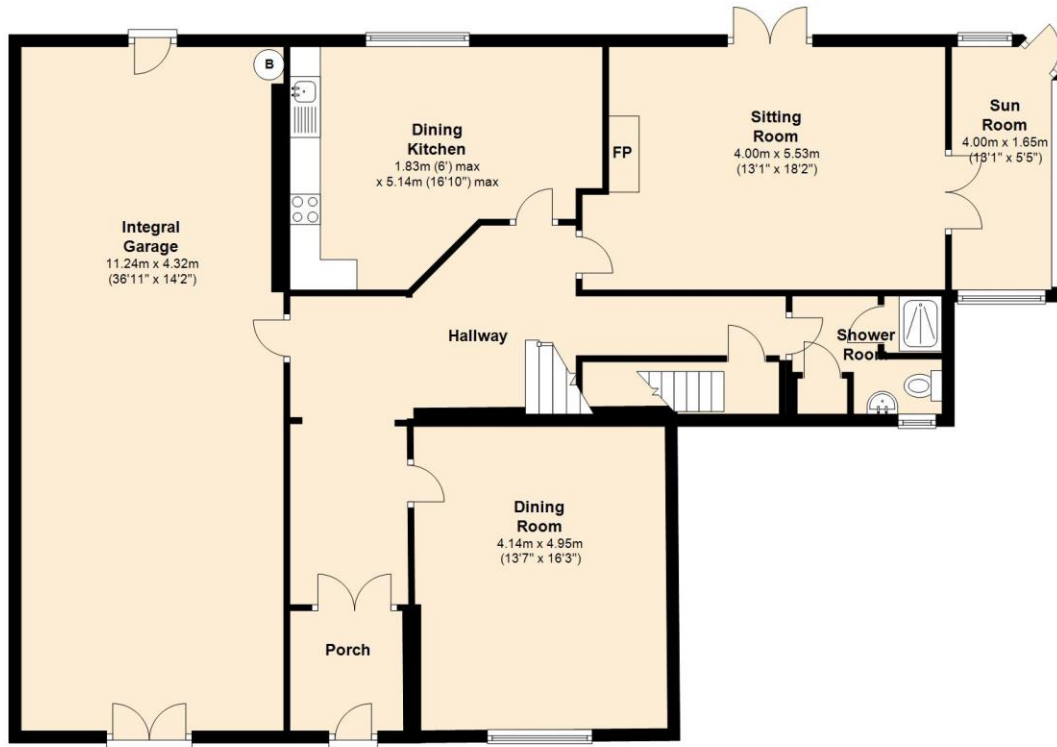
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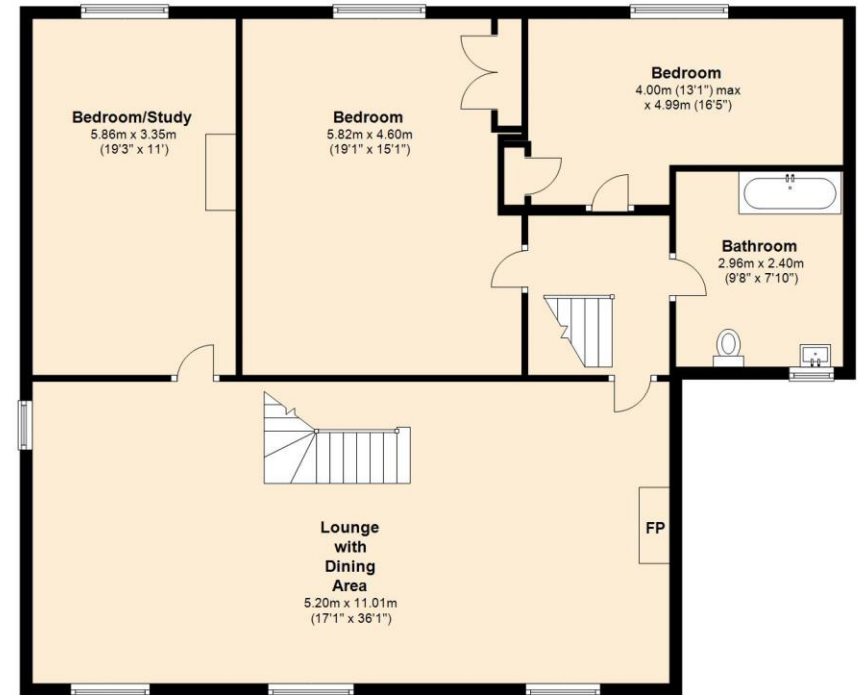




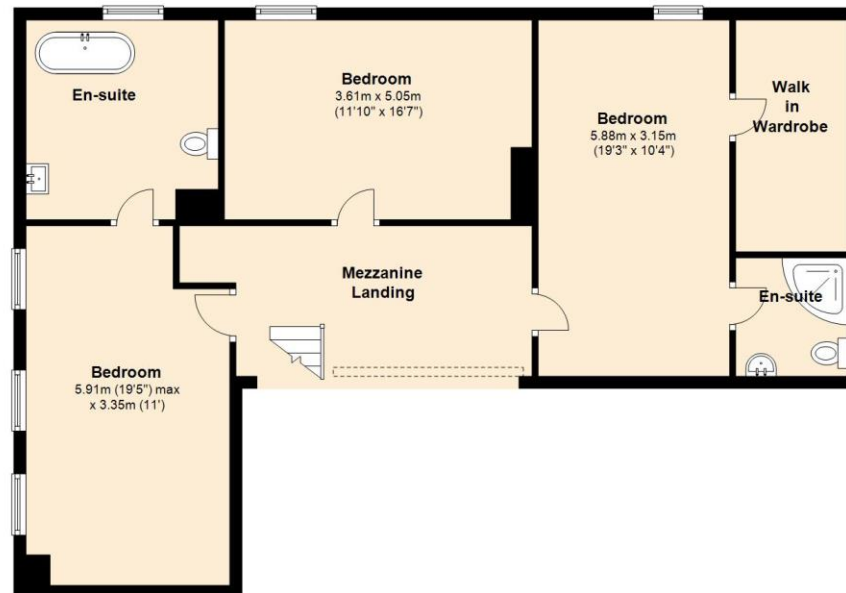
Ground Floor



First Floor



Second Floor





HALIFAX

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RIPPONDEN

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