

Charnock Bates

Chartered Surveyors & Auctioneers



1-2 Chapel Street Luddenden

Offered for sale for the first time in over 30 years, a substantial stone built residence with accommodation over 3 floors. The property is situated within the heart of the picturest Luddenden Village.

Externally parking for 2 cars. External store room.

GROUND FLOOR

Side Porch
Reception Hall/Bar
Lounge
Dining Room
Kitchen
Rear Porch

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
W.C
House Bathroom

SECOND FLOOR

Landing/Study/Sitting Area
Bedroom Four
Bedroom Five
Under Eaves Storage

DISTANCES

Leeds approx 25 miles.
Manchester approx 30 miles.
Hebden Train Station approx. 4 miles.



LOCATION

A substantial property 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 stone porch to the side leads through to a large reception hall with feature bar and doors accessing the lounge and dining room.

A staircase leads to the first floor. Stone chimney breast and hearth. Fitted bar with slate top and beer pumps. Feature arched stained glass panelled window. Parquet floor.

The lounge benefits from a stone fireplace incorporating a log/solid fuel burning stove.

The dining room provides access to the kitchen and door leads out to the front. Decorative timber fireplace with solid fuel burning grate. Exposed beam structure

A wide range of fitted black gloss base, drawer and eye level units to the kitchen. Sink and drainer unit. Tiled floor. Pantry cupboard. A door leads to the rear entrance porch.

The first floor has a split level landing with steps providing access to both bedrooms one and two.

Feature stone archway to the landing. Bedroom two benefits from exposed stone to 2 walls.

A four piece suite to the house bathroom which comprises, raised shower cubicle, jacuzzi bath, wash hand basin and W.C. Tiled walls and tiled floor.

The second floor landing, currently utilised as a further bedroom, has the potential to create a study/ sitting area. It provides access to bedroom four and an inner hallway leading to bedroom five which has restricted height and is open to the eaves. From this inner hallway there is a hatch door opening on to a good sized under eaves store area. This store area is not boarded but has light.

The external room is accessed from the rear of the property. It is currently utilised as a store area.

EXTERNALS

A stone flagged parking area for 2 cars. Steps provide access to the store room. Tap to the rear.

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. Just after passing the turning to Halifax lane and the red telephone box, continue for a short distance until reaching 1-2 Chapel Street on the right hand side.

IMPORTANT NOTICE

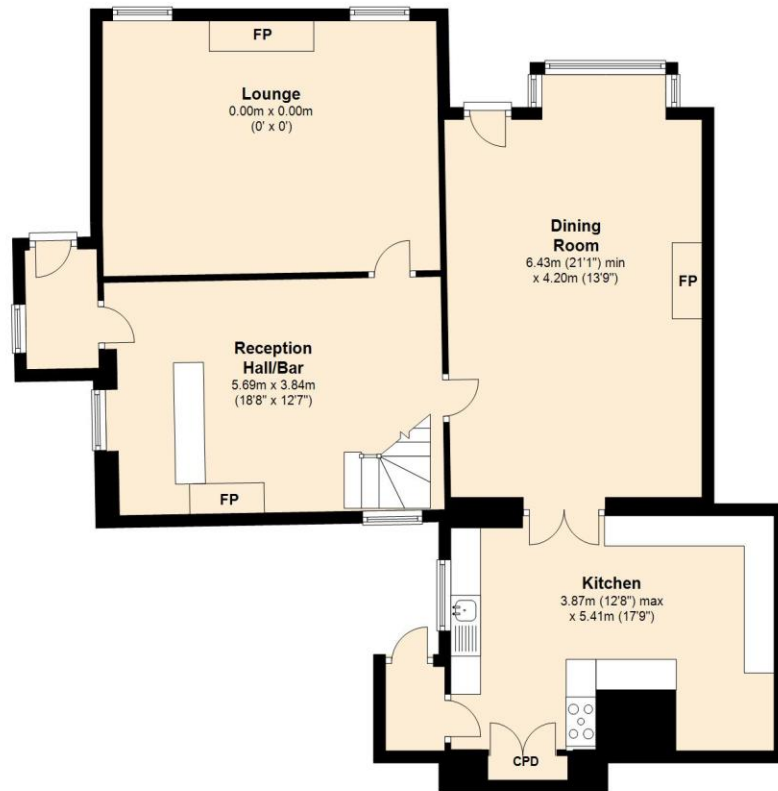
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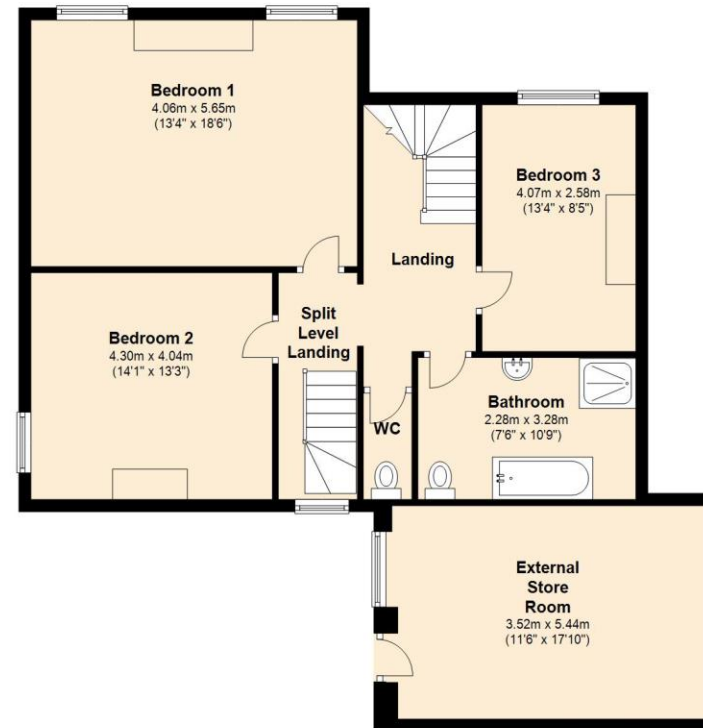




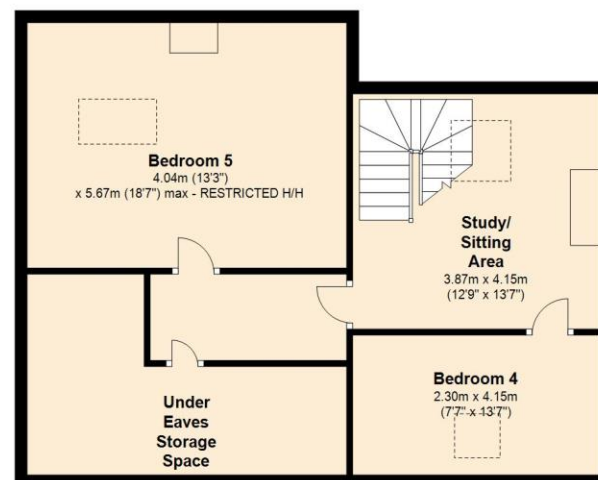
Ground Floor



First Floor



Second Floor



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1-2 CHAPEL STREET, LUDDENDEN, HALIFAX



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