

Charnock Bates

Chartered Surveyors & Auctioneers



5 Bridge Mills

Station Road | Luddendenfoot

A spacious, ground floor apartment set within a sought-after village location with potential to create additional accommodation.

Externally: private decked garden with views across the River Calder.

GROUND FLOOR

Open Plan Living Room/Kitchen
Closet
Dining Room
Master Bedroom
Bathroom
Bedroom Two
Bedroom Three
Utility Room
Store Room
Additional Undeveloped Room

DISTANCES

Leeds approx 25 miles.
Manchester approx 28 miles.



LOCATION

5 Bridge Mills is set 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 and local schools are rated either Good or Outstanding. Railway stations in Halifax, Sowerby Bridge, Mytholmroyd and Hebden Bridge all access the cities of Leeds, Bradford and Manchester, with Halifax also having a direct link to London. Both Manchester and Leeds Bradford International Airports are easily accessible.

GENERAL INFORMATION

Double French doors lead into the open plan living room / kitchen, which has a mix of solid wood and tiled flooring with recessed spotlights to the ceiling. Windows to both the front and side elevations provide ample natural light and allow views over the decked garden and the river. To the far end of the living room is a useful closet which also houses the boiler.

The kitchen boasts a range of base, drawer and eye level units including plate rack, glass display cupboard and wine rack with coordinating solid wood worktop, Belfast sink and mixer tap. There is an integrated Bosch freezer, a slimline dishwasher and space for an American style fridge freezer. The island with Corian worktop provides additional cupboard space and Premier Range extractor hood over a Range electric oven with 7 ring gas hob.

Steps lead up into the dining room, which has a tiled floor and benefits from underfloor heating.

All three bedrooms are doubles and overlook the water, with the master bedroom having two windows.

The bathroom has been recently refurbished with a white 4 piece suite comprising: free standing, roll top bath set on claw feet with mixer taps and shower attachment over, wash hand basin with waterfall tap, shower cubicle with rainfall shower head and shower attachment and WC. In addition, there are spotlights to the ceiling, an extractor fan and a feature chrome radiator.

A utility room, which has plumbing for a washing machine, space for a dryer and fitted storage cupboard, leads into a store room. Situated off this store room is a currently undeveloped room which has the potential to be converted into a variety of other uses, subject to obtaining the necessary permissions.

EXTERNALS

The property benefits from a private decked garden to the side and front, which benefits from views across the River Calder. To the top of the stairs is a bin store area.

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 none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Please note, there are no service charges on the property.

TENURE

Leasehold with vacant possession upon completion.

DIRECTIONS TO

From Halifax Town Centre take the A646 Burnley Road towards Hebden Bridge. Continue for approximately 3.2 miles before taking a left turn onto Station Road, proceed over the first bridge and the property can be found just before the second bridge on the right hand side. Proceed down the stairs from the Charnock Bates signboard.

For Satellite Navigation – HX2 6AD

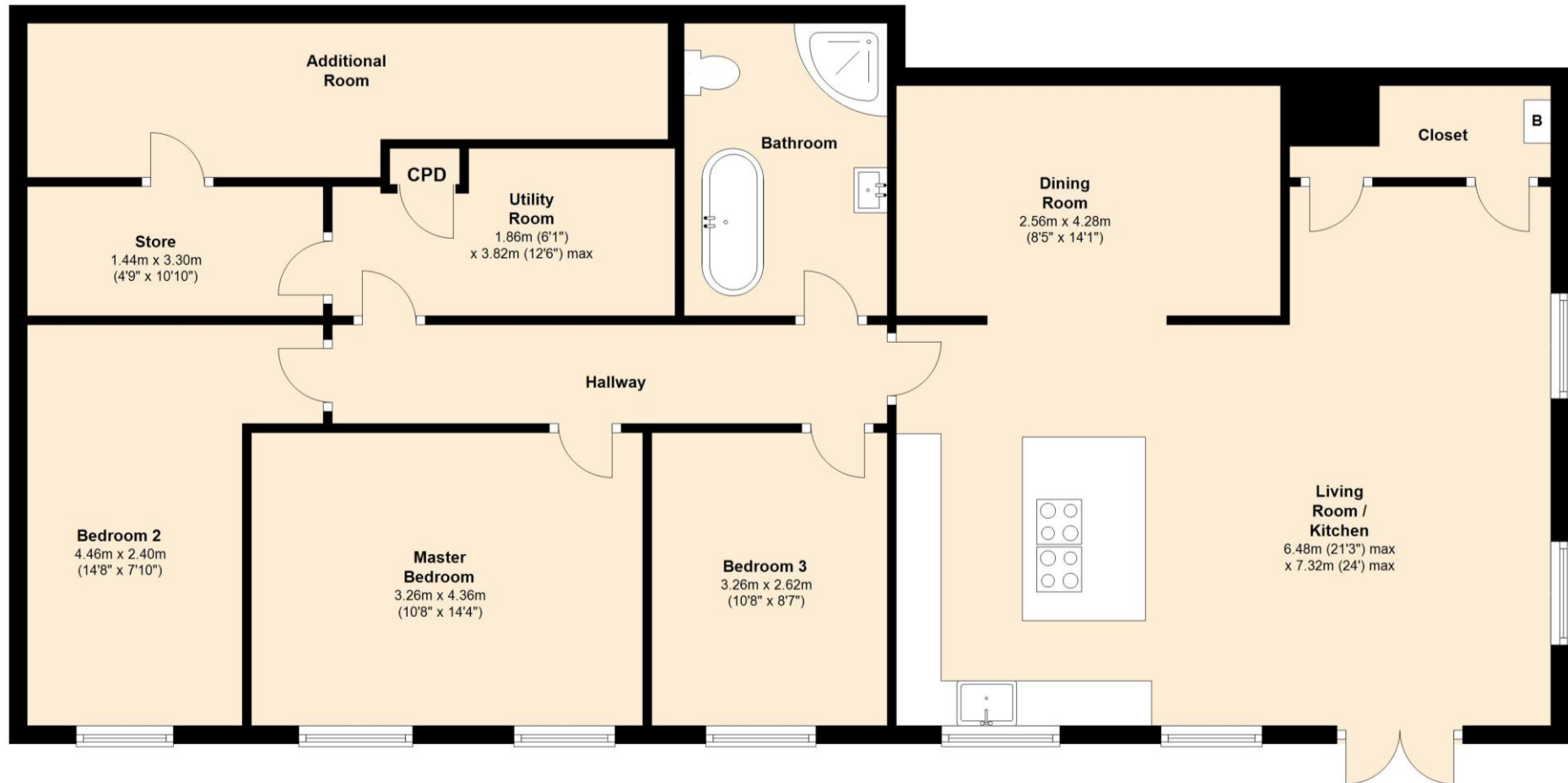
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Ground Floor



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