



## THROSTLE BOWER COTTAGE LUDDENDEN DENE, HALIFAX

Situated in this highly desirable and much sought after rural location lies this stone built detached cottage providing deceptively spacious three bedroomed family accommodation. This delightful cottage enjoys superb panoramic views from its slightly elevated and commanding position and has the benefit of a large corner garden with off road parking for several vehicles and a detached double garage. This south facing residence has a wealth of charm and character which is enhanced by the beamed ceilings, stone mullioned windows, and inglenook fireplaces. The property briefly comprises an entrance hall; 2 reception rooms; kitchen (requiring modernising); 3 bedrooms modern bathroom with 4pc suite; separate WC; uPVC double glazing; gas central heating; gardens, and a detached double garage. Although the property enjoys a delightful rural location, it still provides easy access to Halifax town centre and the M62 motorway network linking the business centres of Manchester & Leeds. Very rarely does the opportunity arise to purchase a detached residence in this desirable location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £500,000

The uPVC double glazed front entrance door opens into the

### ENTRANCE PORCH

With uPVC double glazed mullioned windows to the front elevation and further uPVC double glazed window to the side elevation, one single radiator, power point for tumble dryer, a quarry tiled floor, and a beamed ceiling.

From the Entrance Porch a glass panelled door opens into the

### LOUNGE 5m x 5.97m



The central feature of this spacious room is the fireplace which has a coal effect living flame gas fire on a matching hearth. The charm and character of this room is enhanced by the beamed ceilings and mullioned windows to both front and rear elevations providing this room with it's a light and spacious aspect. Window seat to the front elevation, two double radiators and a fitted carpet.

From the Lounge a glass panelled door opens into the

### DINING ROOM 5.02m x 4m



This delightful dining room has a beamed ceiling, stone inglenook fireplace and mullioned windows. To the front

elevation is a uPVC double glazed entrance door, uPVC double glazed mullioned windows to the front elevation enjoying superb panoramic views, feature inglenook fireplace with coal effect living flame gas fire, one double radiator and a fitted carpet.

From the Dining Room a glass panelled door opens into the

### KITCHEN 5m x 1.98m

The kitchen is presently fitted with a range of wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit, four ring gas hob, extractor above, electric oven and grill, dishwasher and plumbing for a washing machine. Although the kitchen requires modernising, it is tiled around the work surfaces, houses the central heating boiler, mullioned window with uPVC double glazed units to the rear elevation and a uPVC double glazed side entrance door.

From the Lounge a spindled staircase leads to the

### FIRST FLOOR LANDING

With uPVC double glazed windows to the rear elevation, inset spotlight fittings, door to store cupboard providing excellent storage facilities and a door to a store cupboard, one radiator, and a fitted carpet.

From the Landing a door opens to

### BEDROOM THREE 2.39m x 4.01m

With mullioned window with uPVC double glazed unit to the front elevation enjoying superb panoramic views, built-in wardrobe, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO 4.02m x 2.53m



With feature fireplace to the chimney breast, mullioned window with uPVC double glazed units to the front elevation enjoying superb panoramic views, built-in wardrobe, one double radiator and a fitted carpet.

From the Landing a door opens to

### SEPARATE TOILET

With modern two-piece suite comprising low flush WC and hand wash basin with mixer tap and chrome heated towel rail/radiator, inset spotlight fittings and an extractor fan.

From the Landing a door opens to

### BEDROOM ONE 3.99m x 5m



This spacious double bedroom has two uPVC double glazed mullioned windows to the front elevation enjoying breathtaking panoramic views. Feature fireplace to the chimney breast, to one side of the chimney breast there is a built-in cupboard, doors to excellent wardrobe facilities to the length of one wall, one double radiator and a fitted carpet.

From the Landing a door opens to the

### BATHROOM



With modern white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath with mixer shower tap and a large walk-in shower cubicle with rainfall and hand held shower units. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight

fittings to the ceiling and a matching floor, uPVC double glazed window to the rear elevation and a chrome heated towel rail/radiator.



### GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of mains, gas, and electric, a spring water supply, with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band F.

### EXTERNAL



To the front of the property there is a south facing flagged patio garden, to the side of the property there is a large corner plot with a drive providing off road parking for several vehicles and leading to the rear where there is a detached double garage with up and over doors. There is a garden with flowers, mature plants, and shrubs.

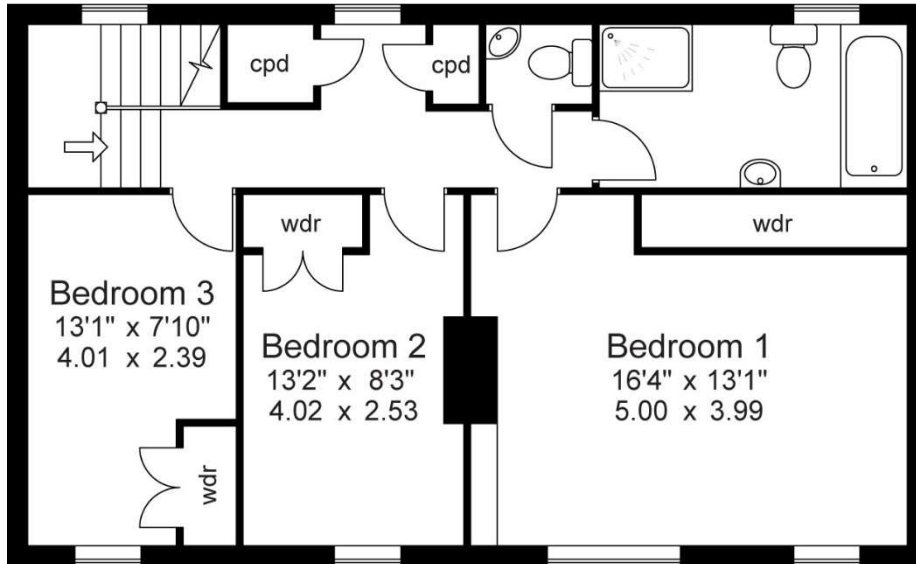
### TO VIEW

Strictly by appointment please telephone Propeprty@Kemp&Co on 01422 349222.

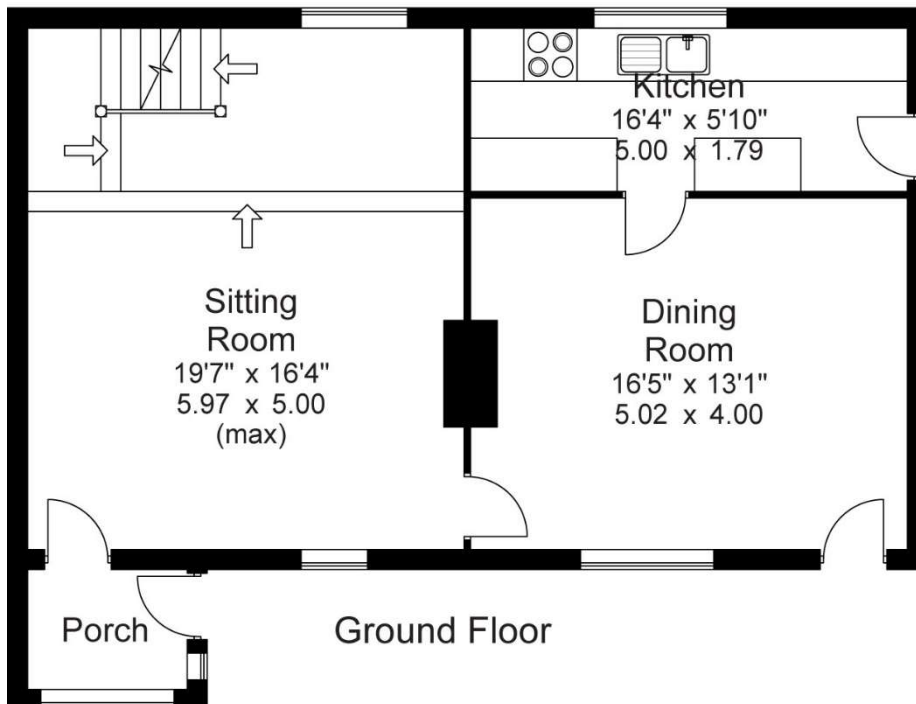
### DIRECTIONS

Sat Nav HX2 7TR

Approx Gross Floor Area = 1320 Sq. Feet  
= 122.6 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.