



2 Butts Green, Luddenden, Halifax, HX2 6BZ

Offers Over £695,000

- : Smallholding Enjoying Simply Stunning Views
- : Semi Detached Recently Renovated House
- : Mature Gardens
- : Close To Outstanding Schools
- : Realistically Priced
- : 2 Acres Of Grazing Land
- : 2 Reception Rooms, 5 Bedrooms, 3 Bathrooms
- : Various Outbuildings including Stable, Barn & Garage
- : Highly Desirable Semi Rural Location
- : Viewing Essential

2 Butts Green, Halifax HX2 6BZ

Nestled in the charming semi rural area of Butts Green, Luddenden, Halifax, this delightful smallholding offers a perfect blend of comfort and character. The property is situated in a picturesque setting, surrounded by the natural beauty of the Yorkshire countryside, making it an ideal retreat for those seeking a peaceful lifestyle while remaining conveniently close to local amenities.

Enjoying breath-taking panoramic views from its slightly elevated and commanding position this small holding comprises of a 5 bedroomed semi detached character residence with approximately 2 acres of grazing land, mature gardens, off road parking for 5 vehicles and a garage, as well as various outbuildings including a detached stable block and a wooden barn.

This character property briefly comprises 2 reception rooms, a spacious dining kitchen, 5 bedrooms, 3 bathrooms and a utility room. The property is situated in this highly desirable semi rural location yet provides easy access to Halifax and the trans Pennine road and rail network linking Manchester & Leeds.

This attractive family home has recently been extensively modernised and an appointment to view is essential to fully appreciate both it's stunning setting and the attractive accommodation provided. Very rarely does an opportunity arise to purchase a smallholding with 2 acres of land in this highly desirable location and as such an early appointment to view is strongly recommended in order to avoid disappointment



5



3



2



E

Council Tax Band: D



ENTRANCE PORCH

With uPVC double glazed windows to the front and side elevations, a glass panelled door opens into the

ENTRANCE HALL

With solid wood floor, and one double radiator. Doorway through to the

SITTING ROOM

13'1" x 14'6"

With uPVC double glazed windows to the front, side and rear elevations providing this room with a light and spacious aspect. To the rear elevation the views over the Calder Valley and surrounding areas are simply stunning. There is a feature fireplace incorporating a multi-fuel stove on a matching tiled hearth, solid wood floor, and one radiator.

From the Entrance Hall a door opens to

DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising hand wash basin with mixer tap, and low flush W/C, sliding doors open to coat hanging facilities and useful storage, uPVC double glazed window to the rear elevation.

From the Entrance Hall a doorway through to a

SPACIOUS DINING KITCHEN

22'2" x 15'9" narrowing to 12'10"

This spacious dining kitchen is fitted with a range of modern wall and base units incorporating a stainless steel sink unit with mixer tap, Smeg induction cooking range with extractor in stainless steel canopy above, integrated dishwasher, centre island with breakfast bar and fitted shelves, and a solid work surface. A central feature of this room is the stone inglenook fireplace with stove (decommissioned), uPVC double glazed windows to the front and rear elevations provide a light and spacious aspect and take full advantage of the superb panoramic views this property enjoys. Inset spotlight fittings to the ceiling, two modern radiators and a solid oak floor.

From the Dining Kitchen a door opens into the

INNER HALL

With floor to ceiling uPVC double glazed window, solid wood floor and one radiator. Stairs lead to the

FIRST FLOOR LANDING

With uPVC double glazed tilt and turn fire escape window, one double radiator and a solid wood floor, door to

SHOWER ROOM

With modern three piece suite comprising corner shower cubicle, hand wash basin with mixer tap in vanity unit, and a low flush W/C. This attractive shower room is tiled around the shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear

elevation enjoying panoramic views, and a heated towel rail/radiator.

From the Landing a door opens to

BEDROOM THREE

9'4" x 9'2"

With uPVC double glazed window to the rear elevation enjoying panoramic views, built-in wardrobes with cupboard space above, one radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR

5'8" x 9'5"

This single bedroom has a uPVC double glazed window to the front elevation, built-in cupboards providing useful storage facilities, one radiator and a solid wood floor.

From the Landing a door opens to

BEDROOM TWO

9'10" x 9'2"

This double bedroom has a uPVC double glazed window to the front elevation, built-in cupboards providing useful storage facilities, one double radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

This attractive modern bathroom is fitted with a four piece suite comprising hand wash basin with mixer tap, low flush W/C, corner shower cubicle with rainfall and hand held shower units and a stand alone bath with external mixer tap and pencil shower unit. This attractive modern bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, beam to ceiling, inset spotlight fittings, a modern heated towel rail/radiator, and a uPVC double glazed window to the rear elevation enjoying panoramic views.

From the Landing a door opens to

BEDROOM ONE

14'6" x 12'0"

This double bedroom has uPVC double glazed windows to three elevations, providing a light and spacious aspect as well as taking full advantage of the stunning views this property enjoys. The charm and character of this room is further enhanced by the beamed ceiling and solid wood floor. There are built-in wardrobes to one wall and one radiator.

From the Dining Kitchen stairs lead down to an

INNER HALL

With one radiator and doorway through to the

UTILITY ROOM

8'9" x 7'8"

With plumbing for an automatic washing machine, stainless steel sink unit with mixer tap and matching work surface, power point for a tumble dryer, inset spotlight fittings to the ceiling. Double doors to a cupboard housing the Worcester central heating boiler and cylinder.

From the Inner Hall a doorway leads through to

LOUNGE

15'5" x 13'1"

This second reception room has uPVC double glazed French doors opening onto the south facing patio, inset spotlight fittings to the ceiling, modern vertical radiator and a wooden floor.

From the Sitting Room a door opens into

BEDROOM FIVE

14'3" x 14'0"

With uPVC double glazed doors opening onto the side. Further uPVC double glazed windows to the front and side elevations, providing a light and spacious aspect and enjoying the superb panoramic views. Wood floor with under floor heating. This bedroom/living room was converted from an integral garage and provides a space for a teenager or elderly relative.

Door to

SHOWER ROOM

With modern white three piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and shower cubicle with electric shower unit and an extractor fan.

GENERAL

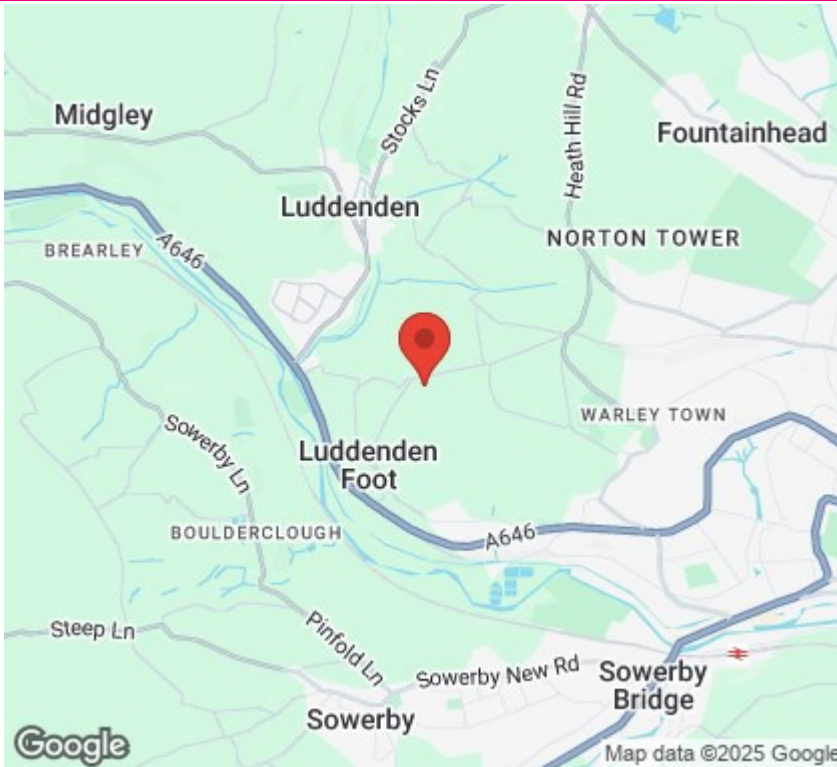
The property is constructed of stone and surmounted with a stone slate roof. It has the benefit of mains water and electric, drainage is via a septic tank with the added benefit of uPVC double glazing and oil fired central heating. The property is freehold and is in Council Tax Band D

EXTERNAL

The property is set in approximately two acres of land and gardens. To the side of the property there is a tarmacked drive with off road parking for 5 vehicles and a detached garage with an up and over door and providing storage. There is a flagged patio area which leads to the terraced garden with mature plants and shrubs. There is a greenhouse, a detached stone stable with further stable attached.







Directions

SAT NAV HX2 6BZ

Viewings

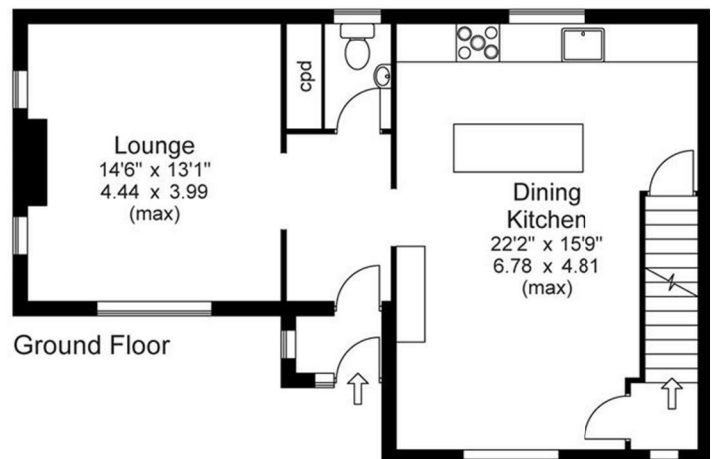
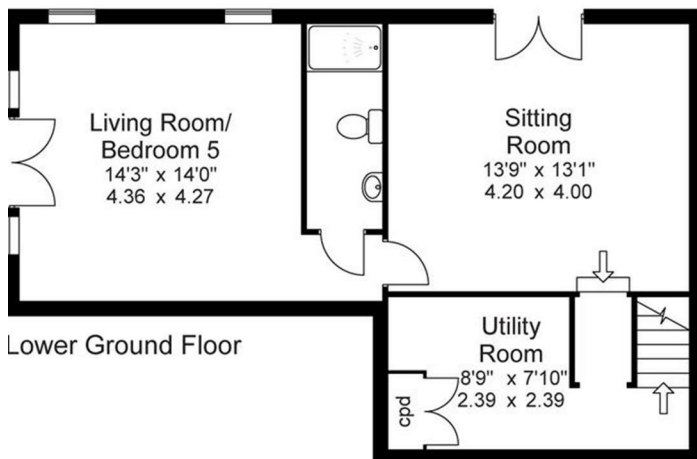
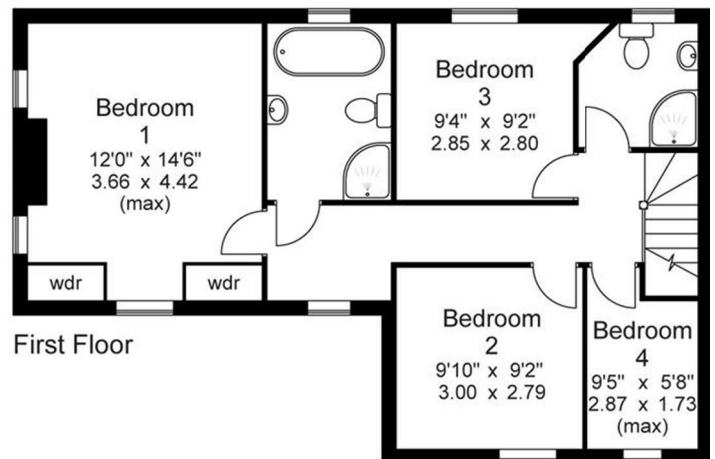
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 1902 Sq. Feet
= 176.7 Sq. Metres



For illustrative purposes only. Not to scale.