





17 RAILES COTTAGES

LUDDENDEN | HX2 6RH

Untouched by the 21st Century you quite literally step back in time into this cottage. 17 Railes Cottages provides a unique opportunity to create a modern comfortable home in a delightful, elevated location with stunning panoramic views.

The property needs completely updating and the accommodation, which is arranged over two floors, briefly comprises a sitting room, kitchen, two bedrooms and two-piece bathroom.

Externally there is a well-proportioned lawn garden with a stone outhouse and parking for one car outside the property.

NO UPWARD CHAIN.



GROUND FLOOR

Entrance Vestibule

Sitting Room

Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

COUNCIL TAX

B

EPC RATING

G

INTERNAL

The cottage is entered via an entrance vestibule with staircase rising to the first floor.

The spacious sitting room has an open fire, cupboards inset into the alcove as well as a useful understairs cupboard. The adjacent kitchen is part tiled and has worktops, a stainless steel sink with double drainer and a 'museum-piece' electric oven. There is space for fridge, freezer and washing machine. A quirky double door gives access to the rear garden.

There are two bedrooms on the first floor, a large double with wardrobes built into either side of the chimney breast and a large single with cupboard housing the hot water tank and window affording fabulous panoramic views. Completing the first-floor accommodation is a bathroom with bath and WC.

EXTERNAL

There is a well-proportioned garden to the rear of the property that abuts open fields and is largely laid to lawn with a stone-flagged footpath alongside an herbaceous border. There is a stone outhouse.

LOCATION

17 Railes Cottages is located between the rural villages of Luddenden, Booth and Midgley. Nearby amenities include two village schools, a community run general store / community room, church, village pub, and a convenience store / post office. Superb walks can be enjoyed in all directions and there is an excellent network of bridleways for the outdoor enthusiasts.

There is a local bus service, regular trains to Leeds and Manchester from nearby stations at Sowerby Bridge, Mytholmroyd and Hebden Bridge, and the M62 motorway is within 30 minutes' drive.

SERVICES

The property has mains electric, water and drainage. There is a combination of hardwood single glazed windows and some UPVC windows.

TENURE

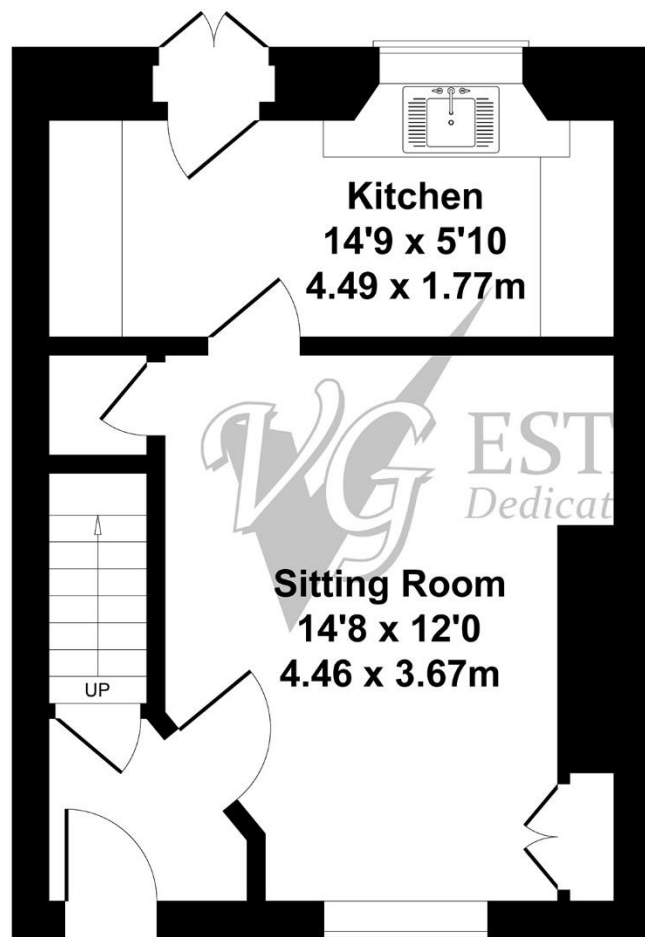
Freehold.

DIRECTIONS

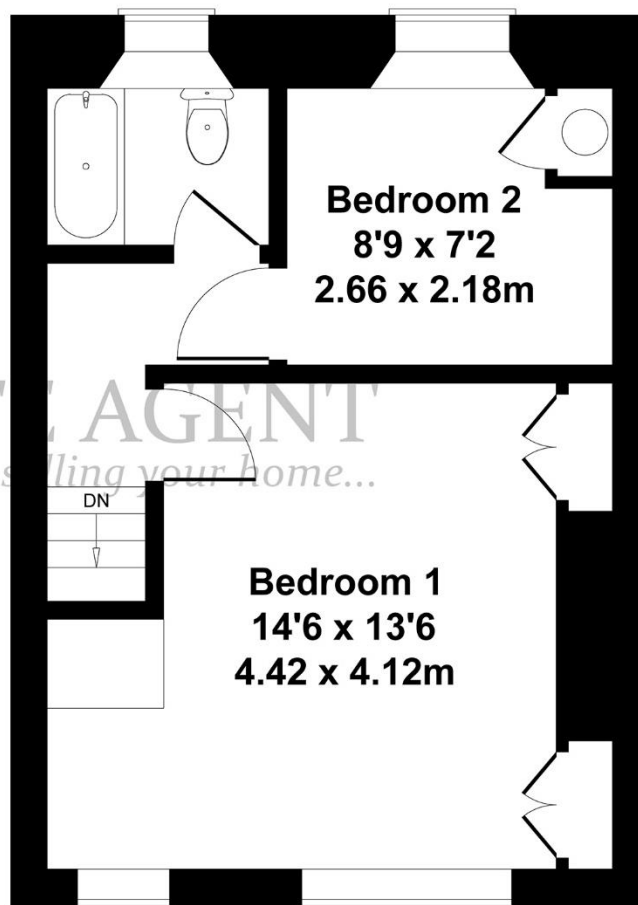
From Halifax centre take the A646 Burnley Road towards Hebden Bridge. Continue for approx. 4 miles until reaching the Luddendenfoot traffic lights (That's Amori Italian Restaurant). Turn right into Luddenden Lane and continue uphill towards Midgley. At the left hand bend (post box) turn right onto Duke Street. Take the first right turn into Railes Close and Railes Cottages will be on your left with number 17 being third from the bottom of the row, indicated by our For Sale board.



**Approximate Gross Internal Area
635 sq ft - 59 sq m**



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.