



11 Goit Side

Luddendenfoot, Halifax, HX2 6SY

Price £180,000 Freehold





Offered to the market with the benefit of no upper chain is this charming mid-terrace cottage, nestled in the tranquility of rural Luddendenfoot. Boasting two bedroom accommodation set over three floors with many characterful features such as exposed stone walls, beams and a gas stove. The low maintenance, paved gardens enjoy picturesque views over Luddenden Brook and open fields beyond.

Location

Cow Lane is located just off Bank House Lane, as it becomes Booth Hill. There are stunning countryside walks nearby and the campsite of Jerusalem farm set alongside Luddenden brook. The area benefits from many local amenities and highly regarded schools. Mytholmroyd Railway Station is approximately 2 miles away, with Sowerby Bridge, Hebden Bridge and Halifax all being easily accessible.

Accommodation

Accessed via the front entrance vestibule, the ground floor is a spacious through lounge with dual aspect windows, a section of exposed stone wall to the rear elevation, painted beams to the ceiling and a central fireplace. An enclosed staircase leads down to the lower ground floor dining kitchen which enjoys a good range of base, wall and drawer units. Wood effect laminate worktops incorporate a stainless steel sink with drainer and mixer tap, and a four-ring gas hob with extractor hood above. There is an integrated oven, space for a fridge freezer, plumbing for a washing machine and the boiler is housed within the cupboard to the external wall. An external door leads out to the rear garden and there is a useful understairs cupboard. The open plan dining area is carpeted with a feature exposed stone wall with recessed shelving, beams to the ceiling and a stone fireplace with gas stove sat upon a stone hearth.

Continuing up the first floor, the principal bedroom is set to the rear with an exposed stone wall and pleasant views. The second bedroom is set to the front and enjoys a pleasant aspect and fitted wall cupboards. The house bathroom benefits from an extractor fan and a three piece white suite comprising: wash hand basin with mixer tap, WC and bath with shower over.

Externally, to the front the property there is a paved garden enclosed by a stone wall boundary. The rear garden is also paved with a small, raised border for plants to one side and a useful, storage shed. Beyond the garden drops down to Luddenden Brook with open fields beyond.



Council tax band: B
EPC rating: D
Ground rent: N/A
Service charge: N/A

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