



## Residential Investment Opportunity

1a, 1, 2 & 3 Stocks Lane  
60 & 61 High Street  
Luddenden, Halifax, HX2 6PR

- Comprising mix of 1- and 2-bedroom properties
- Located within a highly regarded village
- Offered with immediate vacant possession

£550,000



## Location

Set within the highly regarded village location of Luddenden, a conservation area within the Calder Valley the development is ideally positioned for accessing local amenities within the village and boasts good commuter links to Halifax and Sowerby Bridge, along with the popular tourist market town of Hebden Bridge with its many independent and artisan retailers, along with numerous established restaurants and public houses. Regular rail services operate from stations in Hebden Bridge, Mytholmroyd, Halifax and Sowerby Bridge, making the area popular with commuters working in the northern business centres of Manchester and Leeds. The area is popular with outdoor enthusiasts with numerous public footpaths and bridleways ideal for walking, cycling and equestrian pursuits.

## Description

The development consists of six self-contained properties that have previously been let on AST agreements. A stone-built development that adjoins owner occupied properties and is positioned between Stocks Lane and High Street. Spread over ground, first, second and third floors the development comprises of four 1-bedroom, and two 2-bedroom homes. Offering a unique opportunity to buy-to-let investors to acquire a residential block within a highly regarded rural location in a predominately owner-occupied village.

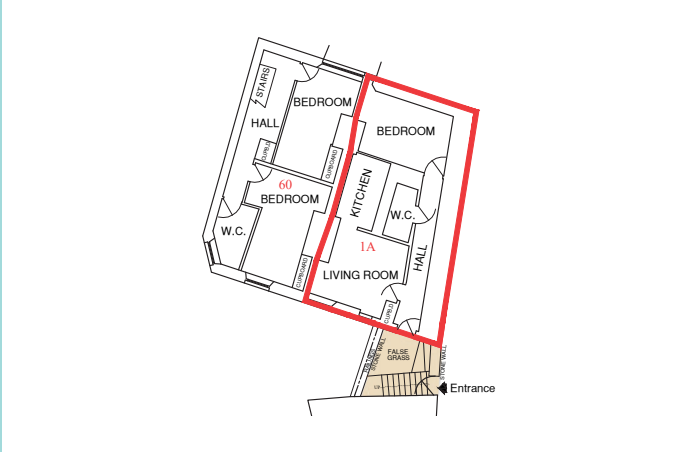
# Floor Plans



## 1a Stocks Lane

Providing 1-bedroom accommodation briefly comprising: entrance hall, open plan living/kitchen, bedroom, and shower room.

EPC Rating D



## 1 Stocks Lane

A 1-bedroom duplex property briefly comprising open plan living/kitchen with spiral staircase leading to the first floor having landing, bedroom, and bathroom.

EPC Rating C



## 2 Stocks Lane

A 1-bedroom duplex having entrance hall, kitchen, lounge, landing, bedroom, and bathroom.

EPC Rating D



## 3 Stocks Lane

A generous 2-bedroom duplex comprising kitchen, separate living room, landing, 2 bedrooms and bathroom.

EPC Rating D



## 60 High Street

Accessed directly off High Street the property briefly comprises entrance hall, living room, kitchen, first floor landing, 2 bedrooms and shower room.

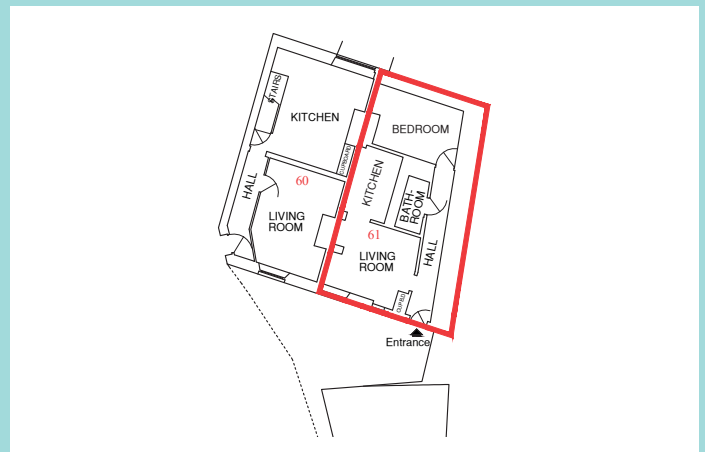
EPC Rating C

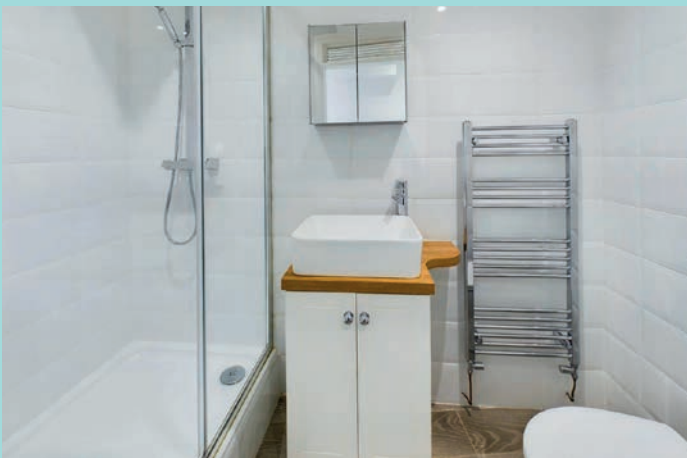


## 61 High Street

A 1-bedroom ground floor property briefly comprising entrance hall, open plan living/kitchen, bedroom, and shower room.

EPC Rating D





## Tenure

The Freehold Interest in the property is being offered for sale.

## Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

## Viewing

For more information or to book a viewing please contact the sole selling agents.

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