Rose Place, Luddendenfoot, Halifax, HX2

- THREE BEDROOM TERRACED HOUSE
- ON STREET PARKING
- DOUBLE GLAZING AND CENTRAL HEATING
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- AVAILABLE: NOW
- FIXED DEPOSIT £975
- UNFURNISHED
- COUNCIL TAX BAND- A

£845 Per Month - Deposit £975

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DESCRIPTION

To let – a well-presented three-bedroom terraced house in Luddendenfoot, Halifax, offered in good condition throughout and ready for immediate occupation.

Set behind a small paved frontage with planted pots, the property opens into a bright reception room with large front window, modern feature fireplace and neutral décor, providing a comfortable main living space. The separate kitchen is fitted with contemporary white units, tiled splashbacks and integrated oven and hob, with a rear window bringing in good natural light.

Upstairs are three bedrooms: two double rooms with clean, modern finishes and one single room suitable as a child's bedroom or study. The bathroom is fitted with a white suite including shower over bath, WC and wash basin, complemented by tiled walls and flooring. The property has an EPC rating of C and falls within council tax band A.

Luddendenfoot is a popular Calder Valley village, well placed for both Halifax and Hebden Bridge. Scenic riverside and hillside walks are close by, with easy access to nearby woodland and open countryside. Everyday amenities, cafés and independent shops can be found in neighbouring Mytholmroyd and Sowerby Bridge, both a short drive away.

For commuters, Mytholmroyd railway station is within easy reach, offering regular services to Leeds and Manchester, typically around 35–45 minutes, with additional connections via Halifax. Road links along the A646 provide straightforward access across the valley and towards the M62 corridor.

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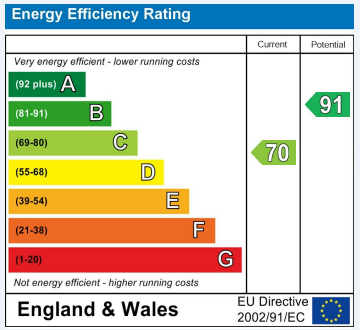
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact halifax.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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