





6 ROSE PLACE

LUDDENDENFOOT | HX2 6AZ

Located in a convenient position in Luddendenfoot, this double-fronted stone-built terraced property offers two generous double bedrooms, a useful study/dressing room, and a pleasant open aspect over the surrounding countryside to the rear.

To the front, there is a small yard, and on-street parking is available. The property is close to local amenities, schools, and transport links, with Hebden Bridge and Sowerby Bridge within easy reach.

NO UPWARD CHAIN.



GROUND FLOOR

Entrance Vestibule
Living Room
Kitchen

LOWER GROUND FLOOR

Utility / Cellar

FIRST FLOOR

Bedroom 1
Bedroom 2
Study / Dressing Room
Bathroom

COUNCIL TAX

B

EPC RATING

TBC

INTERNAL

The property is accessed via an entrance vestibule with doors to the living room and kitchen.

The living room has a built-in bookshelf and the fitted kitchen houses sleek white units, an electric oven with a gas hob, and a filter canopy above.

From the kitchen there is access to a utility/cellar which has plumbing for a washing machine.

To the first floor, bedroom 1 enjoys countryside views, while the second bedroom features built-in storage. There is a useful study/dressing room, and the three-piece bathroom comprises a bath with shower over, WC, and wash hand basin.

EXTERNAL

There is an enclosed yard to the front, plus easy on road parking.

LOCATION

Church Meadows is close to the centre of the village, being within easy walking distance of all local amenities, which include a school, health centre, dental surgery and a selection of shops, pubs and restaurants.

The M62 is within 3 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service from outside the property.

SERVICES

All mains services. Gas central heating with hot water radiators. The bathroom houses the boiler.

TENURE

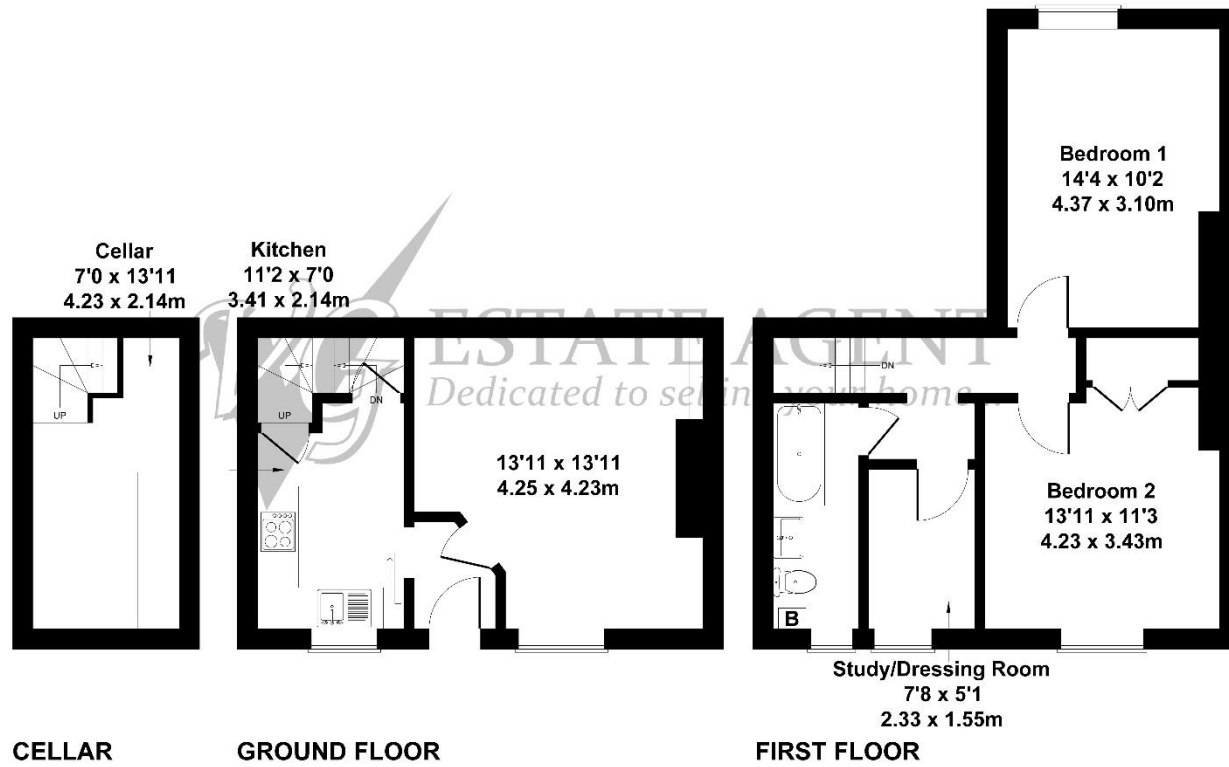
Freehold.

DIRECTIONS

From Ripponden, take Halifax Road towards Sowerby Bridge, pass under the railway bridge, and turn left at the traffic lights into Tuel Lane. At the top, turn left into Burnley Road. The property is on the left, opposite Luddendenfoot Academy, identified by our sale board.



Approximate Gross Internal Area
850 sq ft - 79 sq m



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.