Property@Kemp&Co

1 Spring Bank, Luddenden, Halifax, HX2 6PL

Offers Over £149,995

- Delightful Semi Rural Location
- Open Views To The Front
- 2 Bedrooms
- Dining Kitchen
- Realistically Priced
- Period Stone Built Cottage
- Spacious Lounge
- Modern bathroom
- Easy Access To Outstanding School
- Viewing Strongly Recommended

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

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1 Spring Bank, Halifax HX2 6PL

Situated in the delightful semi rural location within the heart of the conservation village of Luddenden, lies this charming stone-built through-by-light cottage providing accommodation which will be of special interest to the first-time buyer or property investor.

The property briefly comprises an Entrance Vestibule, Spacious Lounge, Dining Kitchen, Cellar, Two Bedrooms and a Modern Bathroom. The property also benefits from UPVC double glazing, gas central heating and a small flagged garden to the front.

This period stone built residence provides excellent access to the local amenities of Luddenden and Luddenden Foot, as well as easy access to Hebden Bridge, and the Trans-Pennine road and rail network linking Manchester & Leeds.

The property is being offered for sale at this realistic asking price in order to encourage a prompt sale, an early inspection to view is strongly recommended.

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Council Tax Band: A

ENTRANCE VESTIBULE
UPVC double glazed front entrance door opens into the entrance vestibule with coat hanging facilities, one double radiator and fitted carpet.

From the entrance vestibule door opens to the

LOUNGE
14'9" x 11'9"
A spacious lounge featuring an attractive fireplace to the chimney breast incorporating a coal-effect living flame gas stove set upon a matching hearth with wooden surround. UPVC double glazed window to the front elevation, dado rail, one double radiator and fitted carpet.

From the lounge double doors lead through to the

DINING KITCHEN
14'5" x 6'5"
Fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. Gas cooker point and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementary dūcor to the remaining walls. UPVC double glazed window to the rear elevation, laminate flooring to the kitchen area and parquet flooring to the dining area with one double radiator.

Door to cellar head with stone steps leading down to the

CELLAR
keeping cellar providing useful storage facilities.

LANDING
Access to loft space and fitted carpet.

From the landing door to

BEDROOM TWO
14'3" x 6'10"
Built-in wardrobe with sliding doors housing the Baxi central heating boiler. UPVC double glazed window to the rear elevation, one double radiator and fitted carpet.

From the landing door to

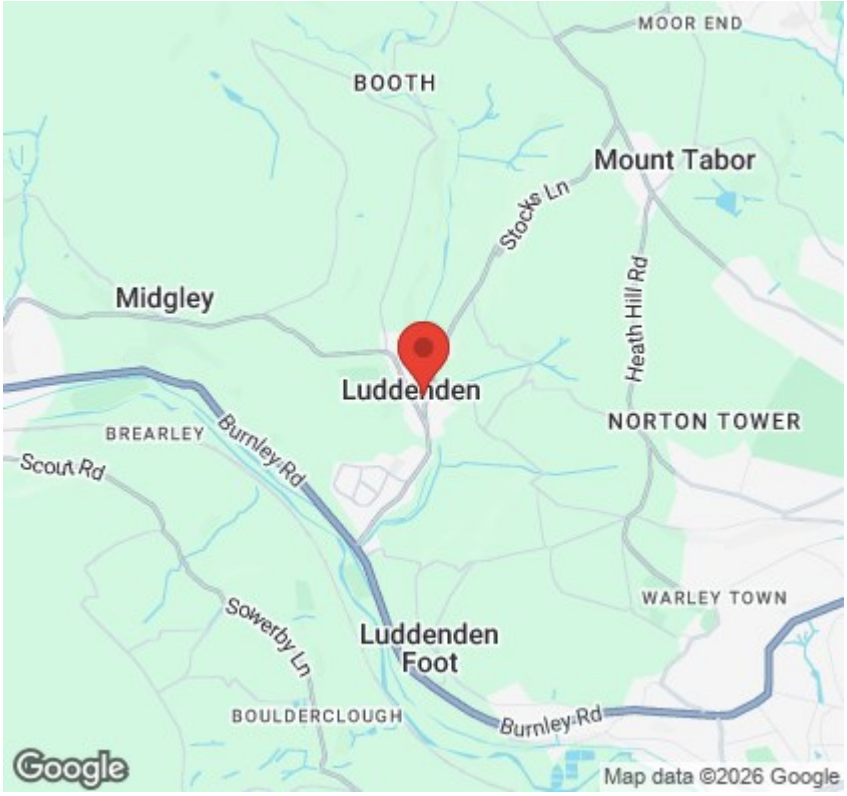
BEDROOM ONE
14'9" x 9'1"
A generous double bedroom with fitted sliding wardrobes to either side of the chimney breast providing excellent storage. UPVC double glazed window to the front elevation enjoying attractive views, one double radiator and fitted carpet.

From the landing door to

BATHROOM
Modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with mixer tap and Mira electric shower over. Fully tiled walls and floor, inset ceiling spotlights, UPVC double glazed window and chrome heated towel radiator.

GENERAL
The property is constructed of stone beneath a stone slate roof and benefits from all main services including gas, water and electricity. It also enjoys the benefits of UPVC double glazing and gas central heating. The property is in Council Tax Band A

EXTERNAL
To the front of the property is a small flagged garden with steps leading to the front entrance door.



Directions

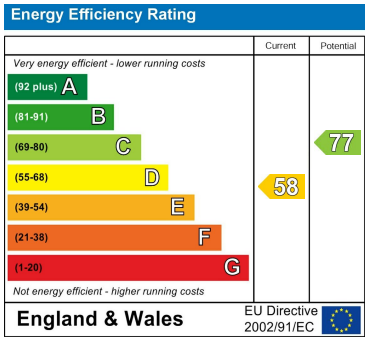
SAT NAV HX6 2PL

Viewings

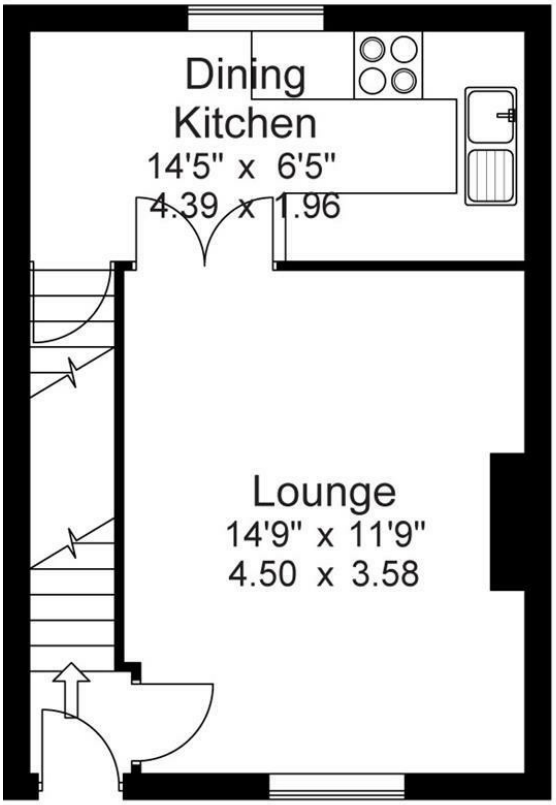
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

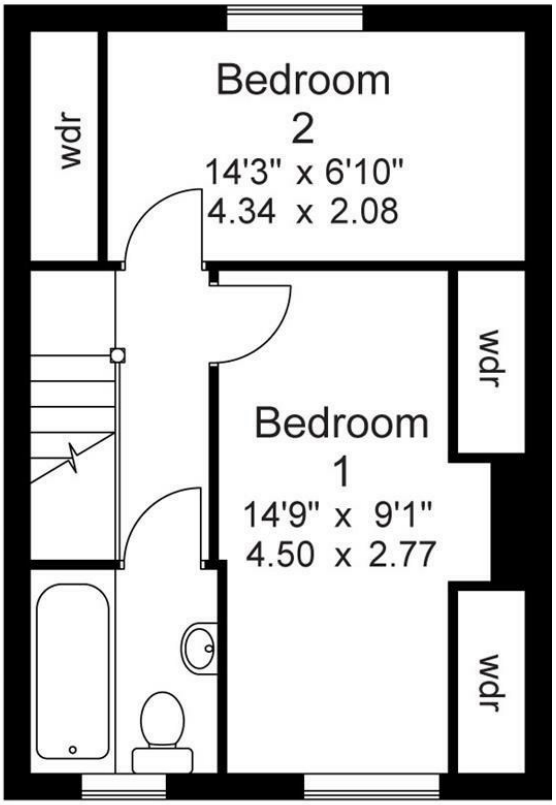
D



Approx Gross Floor Area = 630 Sq. Feet
= 58.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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