



Offered with No Chain - a substantial semi-detached family home with gardens and a private driveway. This property would benefit from some updating, which has been reflected in the asking price, and offers excellent potential. Briefly comprising; side entrance porch and side entrance hallway, ground floor WC, lounge with double doors to a separate dining room, breakfast kitchen, 4 bedrooms and a bathroom. Generous plot with enclosed gardens and a long driveway providing parking for several vehicles, leading to a detached sectional garage. Gas central heating system and double glazing are installed.

EPC EER (64) D.

- Semi-detached Family Home
- Separate Lounge & Dining Room
- Fitted Breakfast Kitchen
- Driveway & Garage
- 4 Bedrooms With Fitted Wardrobes
- 4 Piece Bathroom
- Generous Gardens
- No Chain

**Accommodation:**

*All measurements are approximate*

**Location**

Located on the outer edge of the Kershaw estate, with distant views over the hillside, number 66 enjoys a generous plot. The facilities of Mytholmroyd, including a local station, are located within approximately 2.5 miles and the town of Sowerby Bridge is within approximately 3 miles.

**Entrance Hallway**

Open plan stairs to the first floor landing. Radiator.

**Cloaks/WC**

Housing a low flush WC with wash hand basin. Radiator.

**Lounge**

*13' 2" x 13' 0 (4.01m x 3.97m)*

Double glazed window to the front elevation. Radiator. Decorative fireplace. Ceiling coving. Double folding doors open through to the dining room.

**Dining Room**

*10' 7" x 10' 5 (3.22m x 3.17m)*

Double glazed rear window with garden views. Radiator.

**kitchen**

*11' 3" x 10' 0 (3.43m x 3.05m) max*

Fitted with a range of medium oak design wall and base units with part tiled surrounds and an inset one and a half bowl sink. Plumbed for a washing machine. Wood panelled ceiling. Pantry/store cupboard. Double glazed side window and door to the side porch.

**Side Porch**

Useful double glazed porch, with garden access.

**First Floor Landing**

Double glazed side window. useful storage cupboard. Stairs to the second floor bedrooms.

**Master Bedroom**

*15' 3" x 9' 10 (4.66m x 3.00m) + wardrobes*

A spacious master bedroom with twin double glazed windows to the front elevation. Fitted wardrobes, dressing table and matching bedside cabinets. Additional storage is provided by a built-in cupboard and a walk-in cupboard with light. Ceiling spotlights. Radiator.

**Bedroom 2 (Study)**

*11' 3" x 9' 1 (3.44m x 2.77m) incl storage*

Fitted bedroom storage, ideal to use as an office/study but with options to adapt. Radiator. Double glazed rear window.

**Bathroom**

*7' 12" x 7' 11 (2.43m x 2.42m) + cupboard*

Fitted with a four piece suite comprising: WC, wash hand basin set within a vanity unit, shower enclosure and wood panelled bath. Part tiled surrounds. Radiator. Large storage cupboard housing the gas central heating boiler. Double glazed rear window.

**Second Floor Landing**

**Bedroom 3**

*11' 6" x 10' 11 (3.50m x 3.32m) incl wardrobes*

Fitted wardrobes. Double glazed windows to both the side and rear elevations with distant hillside views. Radiator.

**Bedroom 4**

*11' 4" x 9' 5 (3.46m x 2.87m)*

Fitted wardrobes with dressing table. Double glazed windows to the front and side elevations, again with views. Radiator.

**Gardens**

There are generous gardens to both the front and rear of the house, laid to lawn with established borders. Cold water tap to the rear and external security lighting.

**Driveway**

There is gated access onto the driveway, providing off road parking for several vehicles.

**Garage**

*19' 8" x 9' 1 (6.00m x 2.78m)*

Detached sectional garage with double wooden doors. Power and light laid on.

**Council Tax**

Band C

Calderdale MBC Council Tax – 01422 288003.

**Tenure**

We are advised that the tenure of this property is **Freehold**. Restrictive covenants and easements do apply, please refer to the title deeds.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

**Claire Sheehan**

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# 66 Kershaw Crescent, Luddendenfoot, West Yorkshire, HX2 6NS

## Directions

Proceed out of Hebden Bridge town centre heading in the direction of Halifax and continue through Mytholmroyd and into Luddendenfoot. At the traffic lights in Luddendenfoot turn left here onto Luddenden Lane. Proceed up the hill and turn left onto Kershaw Drive where signposted. Keep straight ahead and onto Kershaw Crescent. As the road starts to bend to the left on the outskirts of the estate, number 66 can be found on the left hand side.

## How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

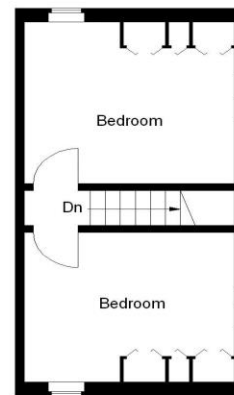
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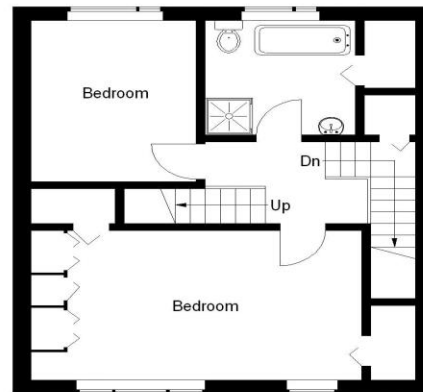
Approximate Gross Internal Area  
128 sq m / 1378 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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