

Peter David

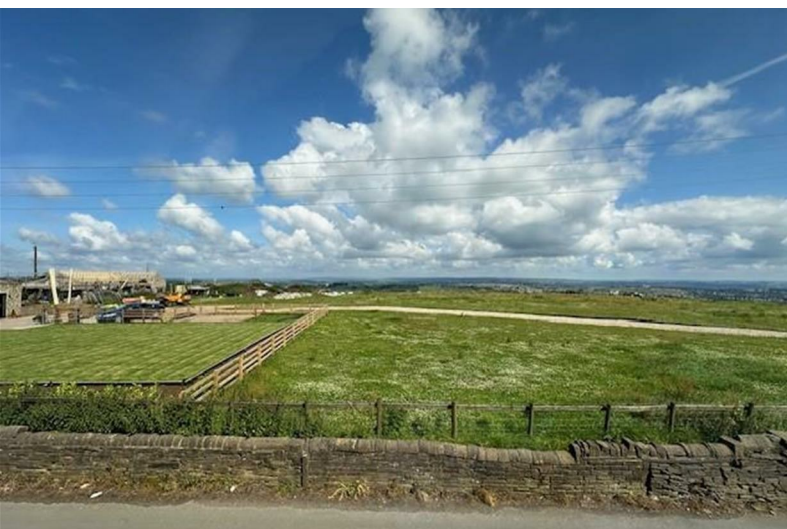
Properties Ltd

Residential Sales and Lettings



## Luddenden Place, Queensbury

Offers Over £200,000





Welcome to this charming property located in the picturesque village of Mountain, Queensbury, Bradford. This Victorian end-terrace house offers a perfect blend of countryside tranquillity and modern living.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or relaxing with family. The property boasts four bedrooms (three doubles and one single), providing flexible accommodation for a growing family, home office, or guest space.

The modern fitted kitchen/diner is well equipped and offers ample storage, complemented by a useful island breakfast bar. A handy pantry located just off the kitchen provides additional storage and practicality for everyday living. The bathroom is elegantly presented, offering a peaceful retreat at the end of a long day.

Further enhancing the home's appeal is a full-floor cellar, ideal for storage, along with useful outdoor storage space—perfect for housing bikes, tools, or garden equipment. Externally, the property benefits from off-road parking to the rear, as well as on-street parking to the front.

The semi-rural location ensures peace and quiet, with stunning views over the surrounding fields creating a truly serene atmosphere. Whether you are captivated by the beautiful interior, generous storage options, or the scenic countryside setting, this property is sure to impress even the most discerning buyer.

Don't miss the opportunity to make this wonderful house your home in the heart of the British countryside.

- BEAUTIFULLY PRESENTED FOUR BEDROOM END TERRACE
- LARGE SPACIOUS ROOMS
- OFF ROAD PARKING + ON STREET AVAILABLE
- OPEN VIEWS OVER FIELDS
- SEMI RURAL LOCATION
- OUTDOOR STORAGE
- CLOSE TO SHOPS AND AMENITIES
- DOUBLE GLAZED AND CENTRAL HEATING
- COUNCIL TAX BAND B
- EPC BAND E

## Accommodation

### Entrance hall

### Dining kitchen

16'0" x 16'0" (4.9 x 4.9)

### Lounge

16'4" x 15'8" (5 x 4.8)

### Utility

### WC

### First floor

### Bedroom one

16'0" x 12'3" (4.9 x 3.75)

### Bedroom two

16'0" x 12'3" (4.9 x 3.75)

### Bedroom three

8'6" x 7'2" (2.6 x 2.2)

### Shower room

7'8" x 6'7" (2.34 x 2.02)

### Second floor

### Bedroom four

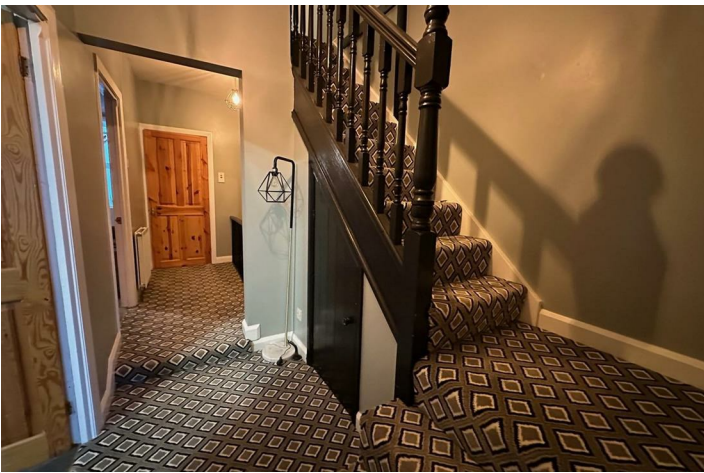
21'11" x 18'8" (6.7 x 5.7)

### Directions

Please use post code BD13 1JS for sat nav directions

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



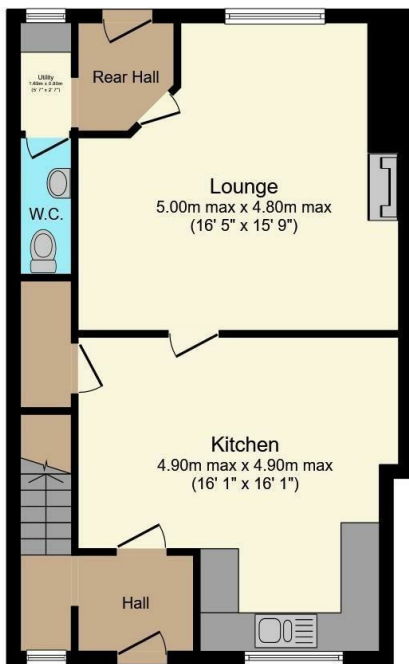
## Hybrid Map



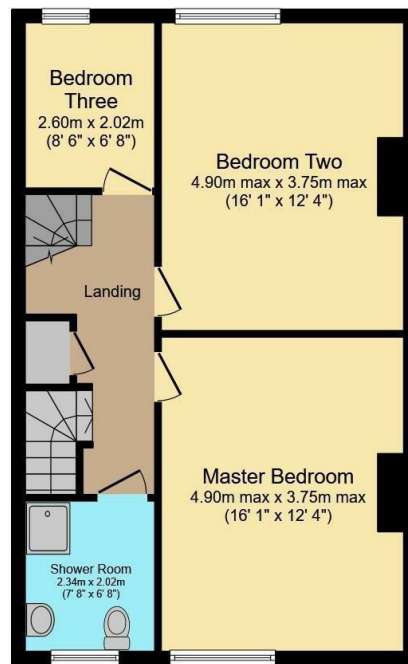
## Terrain Map



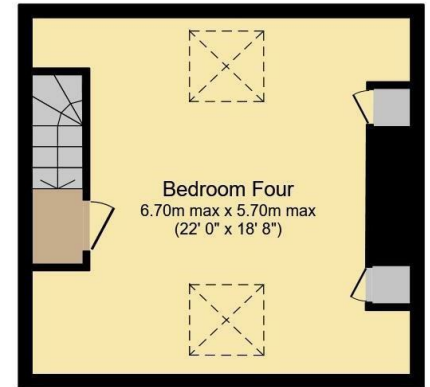
## Floor Plan



**Ground Floor**



**First Floor**

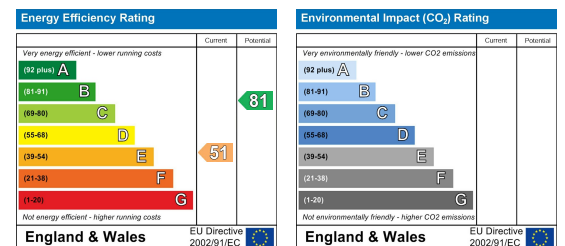


**Loft Floor**

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)