



**2 STOCKS LANE
LUDDENDEN
HALIFAX
HX2 6PR**

Are you looking for an unfurnished home with character in a charming village setting? There's gas central heating and double glazed windows, the living room and bedroom windows covered with the modern louvred shutters which provide privacy whilst allowing in plenty of light and views over the village. Close to the centre of this scenic conservation village, overlooking High Street and the river, the property would, in our view, make an ideal home for a couple or a single person. The landlord would prefer no pets or smokers and a bond will be required.

£495 PER CALENDAR MONTH

Cadney House, 3 Fountain Street, Halifax, West Yorkshire HX1 1LW
Tel: 01422 386376 Fax: 01422 339601 DX: 16009 Halifax
E-mail: agency@wilkinsonwoodward.co.uk
Or visit us at www.boococks.co.uk

ENTRANCE HALL

A large entrance hall with plumbing for a washing machine.

LOUNGE

4.05 x 3.09 narrowing to 1.80 (13'3" x 10'2" narrowing to 5'11")

With two louvre shuttered double glazed windows enjoying views over the rural village of Luddenden. A feature fireplace houses an electric coal effect fire and there are traditional pine storage cupboards beside the chimney breast.



KITCHEN

With base and wall units to complementing work surface and tiled surrounds, incorporating a stainless steel sink unit with mixer tap. There are freestanding appliances including a cooker and a fridge and a wall mounted gas boiler.



FIRST FLOOR LANDING

BEDROOM

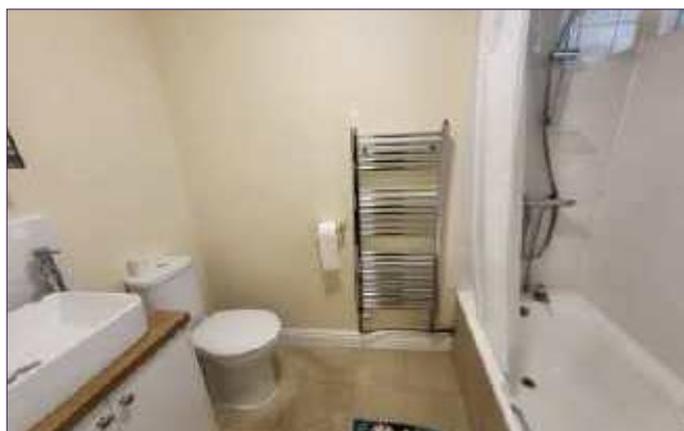
4.51 x 2.10 narrowing to 1.80 (14'10" x 6'11" narrowing to 5'11")

With three louvre shuttered double glazed windows enjoying views over the rural village of Luddenden.



BATHROOM

With a three piece suite comprising low level WC, wash basin fitted into a vanity style unit, and a bath with a shower unit and shower curtain. The bathroom has been tiled around the sink and bath and the floor is tiled.



ADDITIONAL INFORMATION

Calderdale Council Tax Band: A.
The Landlord has no obligation to repair/replace any of the stand alone white goods, appliances or furniture in the property. This does not affect your statutory rights.



DIRECTIONS

Leave Halifax along King Cross Street and merge right into King Cross Road and Aachen Way. Proceed to the traffic lights at King Cross and follow the A646 Burnley Road through Trimmingham, Friendly and into Luddendenfoot. Turn right just after the pelican crossing into Luddenden Lane and travel to the bottom of the hill before turning right hand into High Street. After passing the junction with Halifax Road the road begins to climb into Stocks Lane, and number 2 is on the left. Postcode: HX2 6PR.

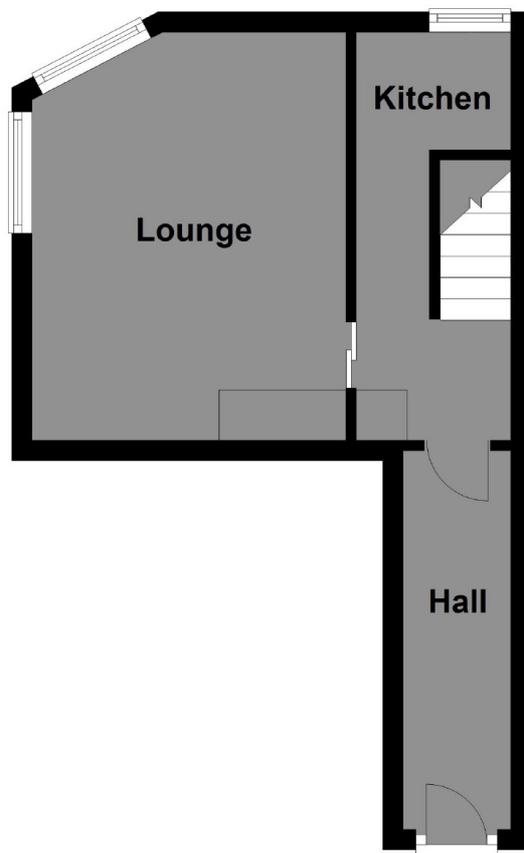
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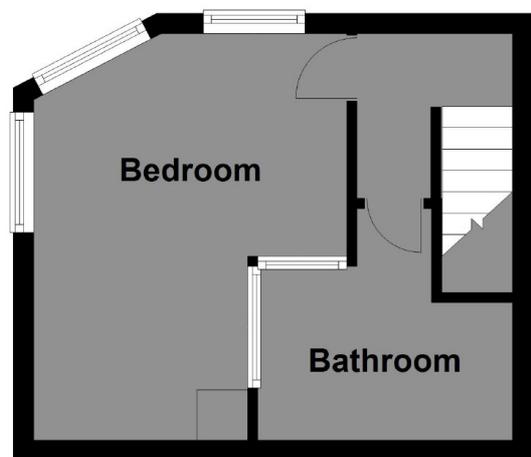
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.