



**3 ROSE COTTAGE
LUDDENDEN
HALIFAX
HX2 6QG**

Are you looking for your first home? Do you want to be part of a small local village community? Get to know your neighbours? Set in the heart of this conservation village is this traditional two bedroomed cottage which has a lovely outlook to the front over the trees and fields beyond and to the rear of neighbouring gardens. You might want to put your own stamp on the house but there is uPVC double glazing and gas central heating already fitted. The accommodation consists of a small entrance lobby which screens the living rooms from outside, a small but useful cellar, a nice lounge, a dining kitchen with integrated oven, hob and hood, landing, two decent bedrooms and a bathroom. Outside there's a paved area which ideal for sitting out and taking in the setting.

OFFERS IN THE REGION OF £140,000

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ENTRANCE LOBBY

A small entrance lobby with the door to the cellar.

CELLAR

A useful small cellar which houses the gas boiler.

LOUNGE

4.11 x 3.73 (13'6" x 12'3")

The fireplace houses a stone effect gas fire.



DINING KITCHEN

4.69 x 2.04 (15'5" x 6'8")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, and incorporating a stainless steel sink unit with mixer tap and integrated appliances of a four burner gas hob to canopy hood and an electric oven.



FIRST FLOOR LANDING

BEDROOM ONE

3.79 x 3.15 (12'5" x 10'4")

A nice double room overlooking the trees in the village.



BEDROOM TWO

3.08 x 2.33 (10'1" x 7'8")

A good sized second bedroom with a view over neighbours' gardens to the rear.



BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a shaped bath with a mixer tap to a shower unit and a shower screen. Walls are partly tiled and there is a useful airing cupboard.



OUTSIDE

The property has a small paved area which is ideal for sitting out, and the property has a lovely outlook over the village trees.



ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: A.

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 into High Street. Turn left at the junction with Stocks lane to go down and through the village centre. Travel round past The Lord Nelson pub and up the small hill where you will find 3 Rose Cottage on the right hand side. Postcode: HX2 6QG.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.