



2 MORLEY HALL TERRACE LUDDENDENFOOT, HALIFAX

Situated in this highly desirable and much sought after semi-rural location, lies this substantial stone built three bedoomed terraced residence providing attractive family accommodation with the benefit of a large garden to the rear and superb panoramic views to the front. is strongly recommended. The property briefly comprises an entrance hall, spacious lounge, a modern fully fitted dining kitchen, three bedrooms, a modern bathroom, a large garden to the rear, parking for six or seven vehicles to the front, uPVC double glazing and gas central heating. The property enjoys breathtaking panoramic views to the front and provides excellent access to the local amenities of Luddendenfoot as well as easy access to Halifax and Hebden Bridge and the Trans Pennine Road & Rail network. Very rarely does the opportunity arise to purchase such a quality terraced residence with parking and a large garden in this sought-after location and as such an early appointment to view to avoid disappointment is strongly recommended.

Price Guide: 0/0 £280,000

The front entrance door opens into the

ENTRANCE VESTIBULE

With one double radiator and a fitted carpet. From the Entrance Vestibule a panelled door opens into the

SPACIOUS LOUNGE 4.56m x 4.26m



This spacious lounge has a large uPVC double glazed mullioned window to the front elevation enjoying superb panoramic views, feature stone fireplace with mantelpiece and hearth and coal effect gas fire, one double radiator, one TV point, cornice to ceiling and a fitted carpet. From the Lounge through to the

MODERN FULLY FITTED DINING KITCHEN 5.51m x 2.46m

KITCHEN AREA



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven beneath, integrated fridge freezer, integrated dishwasher and plumbing for an automatic washing machine. This attractive modern kitchen has matching splash backs with complementing colour scheme to the remaining walls, and a uPVC dou-

ble glazed window to the rear elevation enjoying an attractive rural view.

DINING AREA



With uPVC double glazed window to the rear elevation, one double radiator, folding door to under the stairs cupboard providing useful storage facilities, wooden floor and a uPVC double glazed rear entrance door.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With access via a loft ladder to an insulated and boarded loft which provides potential for a fourth bedroom subject to obtaining the relevant building regulations.

From the Landing a panelled door opens to

BEDROOM THREE 1.75m x 3.07m max

With large uPVC double glazed window to the front elevation enjoying panoramic views, built-in wardrobe with cupboard space above, built-in cupboard with fitted shelves, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE 3.86m x 3.67m excluding wardrobes.



This double bedroom has a uPVC double glazed window to the front elevation enjoying superb panoramic views, built-in wardrobes to the length of one wall, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 2.98m x 3.07m



This second double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive view of the rear garden, one double radiator, and a fitted carpet.

From the Landing a door opens to the

BATHROOM



With modern white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath with mixer shower tap and a fully tiled corner shower cubicle with rainfall and hand held shower units. This attractive modern bathroom is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, uPVC double glazed window to the rear elevation, double doors open to a cupboard housing the Ideal combination boiler (installed 2022 with a seven-year guarantee) and extractor fan.

GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold, and the council tax band is B.

EXTERNAL



To the front of the property there is a flagged patio area with steps to the front entrance door. To the other side of the road there is a tarmac area providing parking for six/seven vehicles. To the rear of the property there is a flagged patio area and steps leading to the large lawned garden with mature trees and plants, an orchard and two garden sheds included.



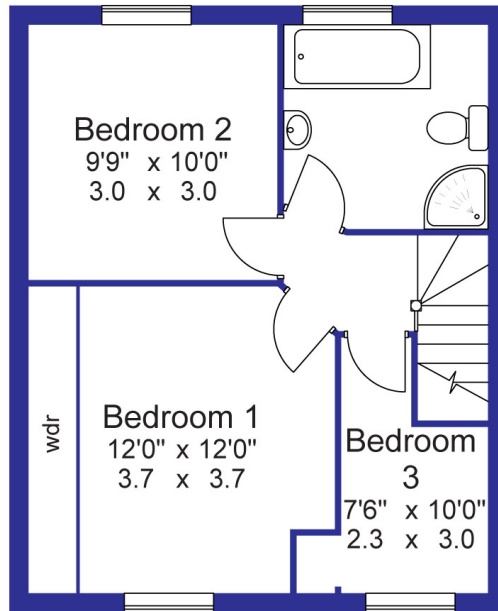
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

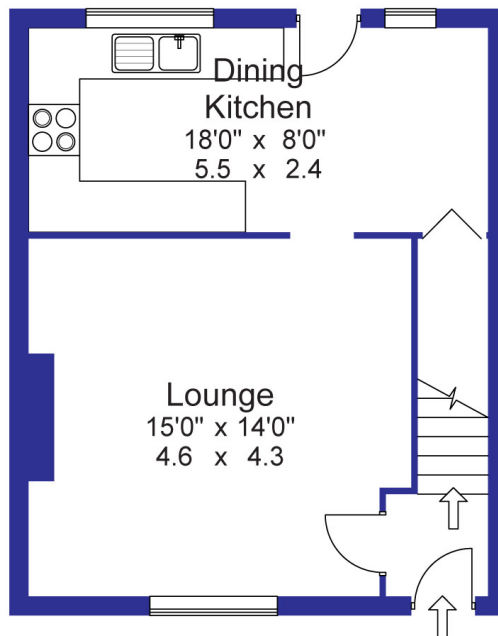
DIRECTIONS

Sat Nav HX2 6HA

Approx Gross Floor Area = 801 Sq. Feet
= 74.4 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.