

Charnock Bates

The Country, Period and Fine Home Specialist



Yellow Birch

Birch Lane, Luddenden, Halifax, HX2 6SJ





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Luddenden
Halifax
HX2 6SJ

Offers In Excess Of: £475,000



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Summary Description

A unique opportunity has arisen to purchase a beautifully presented; bespoke designed two bedroom detached property, offering far reaching views across the idyllic rural setting of Luddenden. Luddenden boasts a vast amount of history dating as far back as 1284 and local amenities include traditional public houses, restaurants, sports clubs and local primary schools with the addition of many public footpaths, bridleways and cycle routes making this property of special interest to people who are looking to downsize and who love the outdoors.

Only a short drive away train stations in neighbouring Mytholmroyd and Sowerby Bridge provide regular access to both Manchester and Leeds.

Internally the property briefly comprises; entrance vestibule, living room, kitchen/diner/garden room, pantry, utility room, linen closet, guest shower room, guest bedroom, principal bedroom and en suite. Externally the property offers off road parking for up to four cars and a well-manicured rear garden and strategically placed seating areas to make the most of the rural setting.

Local Authority: Calderdale MBC Band E

Tenure: Freehold

Location

Ideally situated within walking distance of Luddenden Village, Luddenden offers a picturesque setting, scenic country walks, traditional public houses, local sports clubs, and local primary schools. Neighbouring Hebden Bridge boasts, wine bars, public houses, independent craft businesses, restaurants and regular outdoor open markets. Railway stations situated in both Mytholmroyd and Sowerby Bridge provides great regular access to both Manchester and Leeds.



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General Information

Access is gained into the good sized entrance vestibule creating an ideal space to clean off after a country walk.

From here leads directly into the living room offering, dual aspect windows with far reaching views across Luddenden valley, decorative matching ceiling lights and multi-fuel stove set on a granite hearth with a solid timber mantle.





From the living room gains access to the main focal point and the heart of Yellow Birch, which is the kitchen/diner/garden room comprising; inset spotlights, Karndean flooring, high gloss soft closing wall, base and drawer units with composite worktops, 1.5 chrome inset sink and mixer tap, breakfast bar, American style Samsung fridge freezer, integrated Neff dishwasher, electric Rangemaster oven with five ring gas hob and matching overhead extractor, spacious pantry, dual Velux motorised windows with rain detection and an extended vaulted ceiling with full length glass front and trim with double sliding patio doors to create a seamless transition to rear elevation.





Just off the kitchen/diner/garden room is the utility room with high gloss wall and base units with composite worktop and part splash back, chrome inset sink with mixer tap, space for washing machine and wall mounted small dryer and a uPVC part glass panel door granting access to the rear elevation.

From the inner hallway grants access to the guest shower room with spotlight fittings, low flush w/c, wash hand basin with vanity storage below, chrome towel radiator, tiled flooring and walk in shower with glass partition, rain fall shower head and quartz splashback.





The generously sized second/guest bedroom to the property offers fitted wardrobes with sliding doors and full length mirrors and far reaching views over the rear elevation and Luddenden valley.

Moving back through the inner hallway and into the spacious principal bedroom boasting, perfectly situated inset spotlights to highlight the fitted wardrobes, drawers and dressing table with wall mounted dual aspect mirror.



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Just off the principal bedroom is the vast en suite bathroom/shower room comprising; inset spotlights, chrome towel radiator, wall mounted low flush w/c, vanity unit wash hand basin with triple drawer design, wall mounted ambient LED mirror with charging port, walk in rain fall shower with separate handheld shower head, oversized tiled panelled bathtub with centre mounted waterfall mixer tap all finished with tiled flooring and quartz splashbacks.

Please note this property does have EnviroVent installed which allows positive input ventilation by encouraging the movement of air from inside to outside. These units reduce or eliminate surface condensation altogether by replacing humid stagnant air with fresh filtered air.





Externals

Externally the property enjoys a spacious four car cobbled driveway bordered to the rear by a dry stone wall. A spacious south facing lawn extends from the kitchen/garden room with four strategically placed paved and decked seating areas one from a raised elevation with decking, lighting, a solid wooden gazebo and chrome balustrade to capture the best views of Luddenden Valley including fabulous sunsets. Rockery sections are nestled around the garden, with flower beds and mature trees and a further lawned section is available via a separate negotiation with already installed planters and greenhouse. Far reaching views from the whole garden and the seamless transition through sliding patio doors from the garden room to the rear elevation makes this the ideal location for entertaining guests, barbecuing and al fresco dining.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC: Band E





Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services excluding sewerage which is via a septic tank soakaway. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold





Directions

Heading north-west from Halifax on the A646 Burnley Road, once reaching Holmes Park & Play area in Luddendenfoot on the left continuing forward for approximately 100 yards and take a right turn on to Luddenden Lane. Continuing forward heading north-east on Luddenden Lane for approximately 0.5 miles until taking a right slight turn on to High Street. Upon reaching the Luddenden Corn Mill Grindstone take a sharp right turn onto Halifax Lane, progress forward and take the first left turn on to Birch Lane and the property will be situated approximately 400 yards on the right indicated by a Charnock Bates board

For satellite navigation please use: **HX2 6SJ**

EPC Rating

ERR: Current 72 – Potential 100

Local Information

Nearest Stations

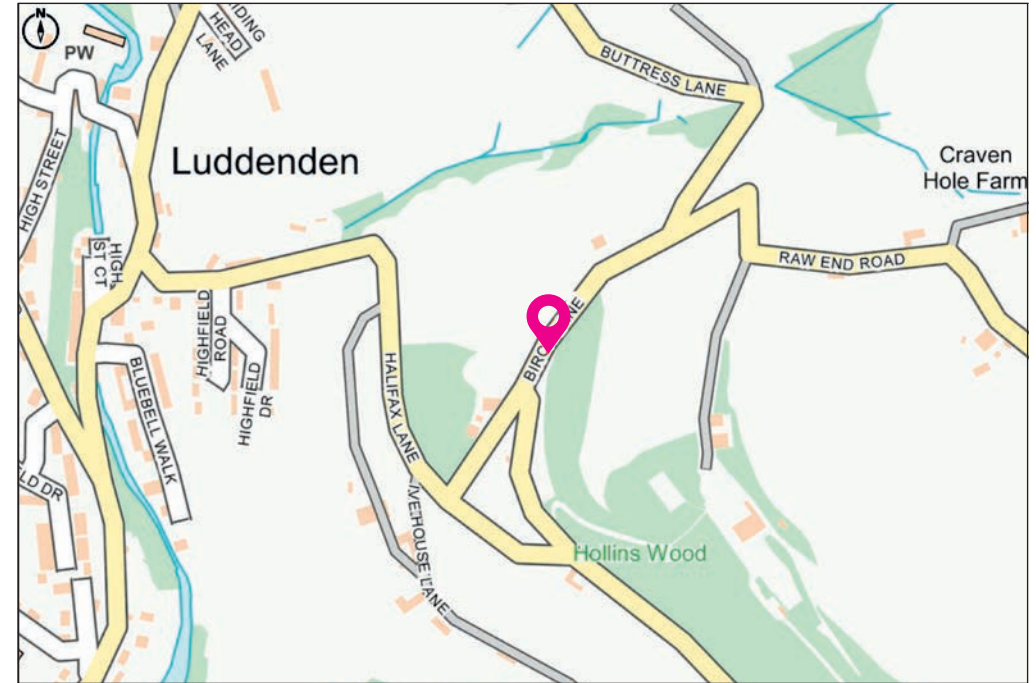
Sowerby Bridge	2.7 miles
Mytholmroyd	3.0 miles
Halifax	3.9 miles

Nearest Schools

Luddenden C E School	0.7 miles
Midgley School	1.2 miles
The Crossley Heath School	3.0 miles

Motorway Network

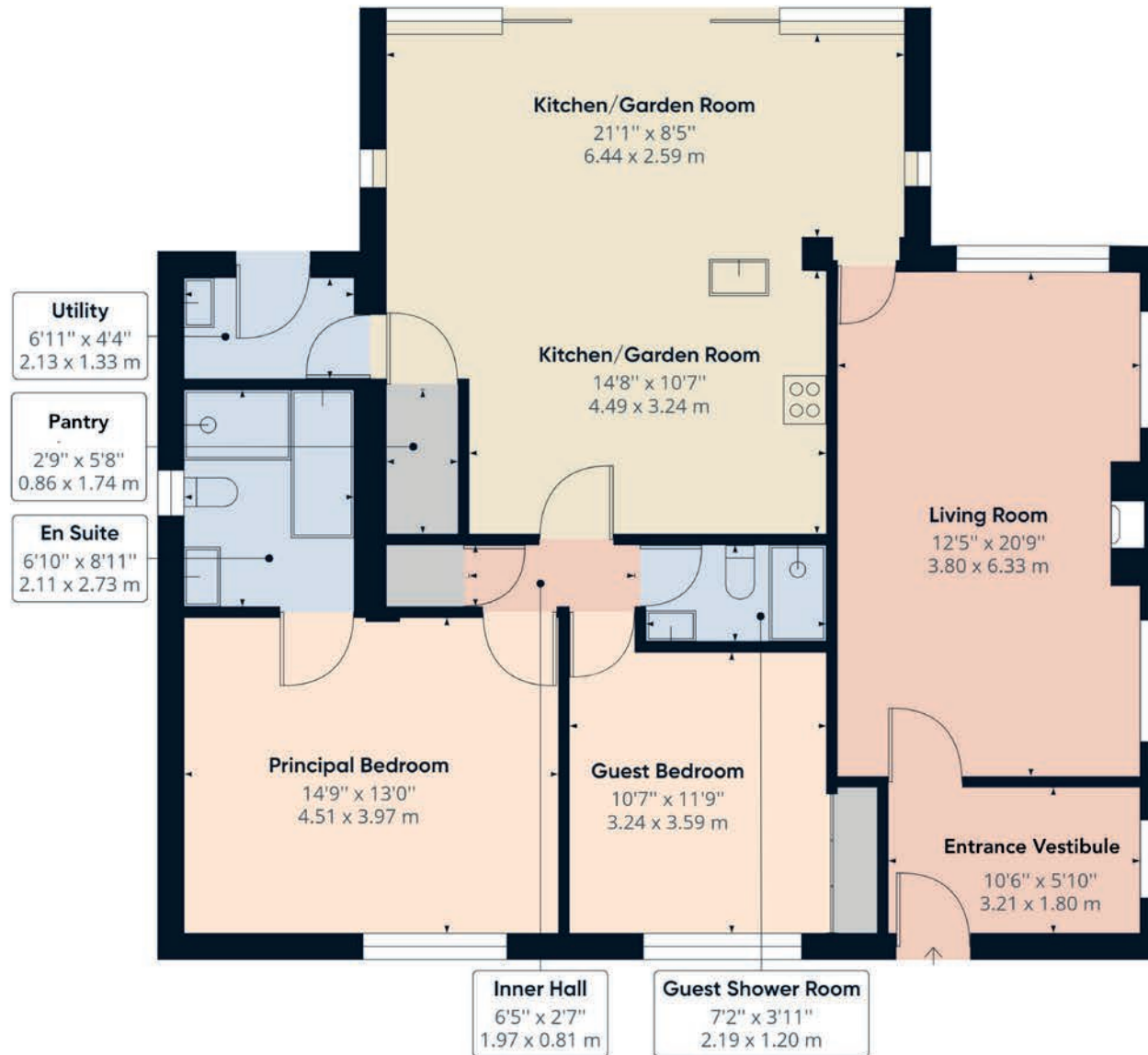
M62 Junction 24	8.1 miles
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Floor Plan



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