

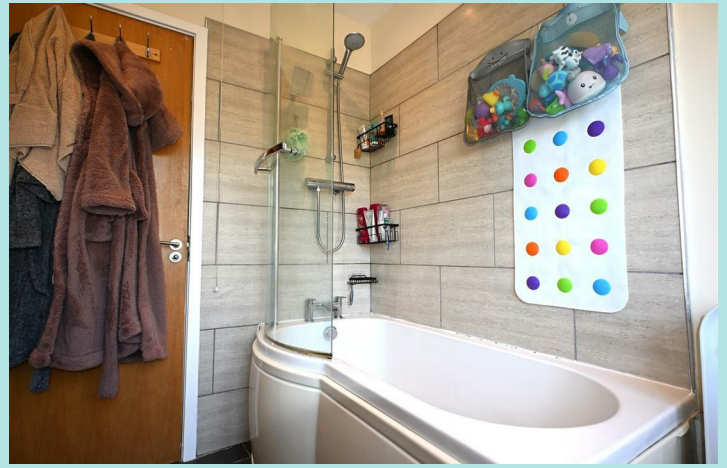


2 Middlefoot Terrace

Luddendenfoot, HX2 6AH

Asking Price £210,000 Freehold





Set away from the roadside in the sought-after Luddendenfoot, 2 Middlefoot Terrace is a three-bedroom mid-townhouse offering well-presented accommodation, set over three floors. Conveniently positioned for a range of local amenities and excellent transport link.

Location

Middlefoot Terrace is situated just off Burnley Road, close to the idyllic village of Luddenden, a location offering convenient access to local amenities. Mytholmroyd and Hebden Bridge are a short distance away both with a full range of shops, bars and restaurants and a vibrant community atmosphere. Walk in any direction for easy access to open countryside and scenic walks. The train stations in Mytholmroyd and Sowerby Bridge offer excellent trans-pennine links to Leeds, Manchester and surrounding areas.

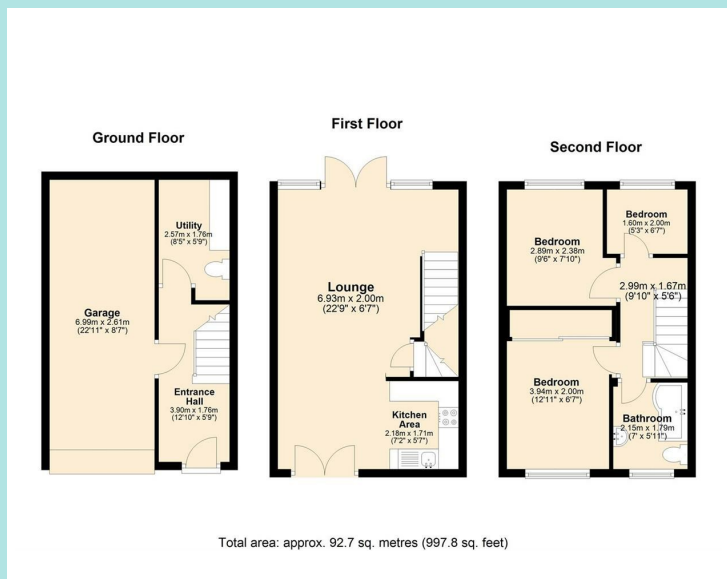
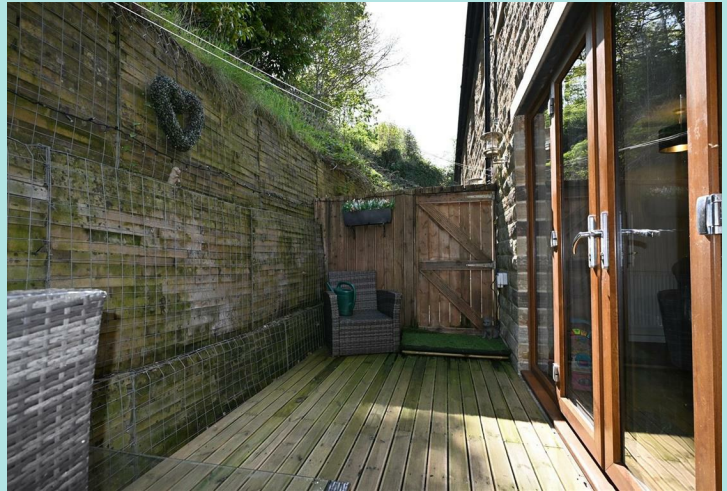
Accommodation

Access is gained into the entrance hallway with an open staircase rising to the first floor. The ground floor comprises of a generous tandem garage currently being utilised as a gym, and a utility/cloakroom with built-in wall and base units with sink and drainer, plumbing for a washing machine and space for a dryer. There is also a w/c.

Rising to the first floor is the open-plan living kitchen with French doors at the rear accessing the garden and French doors to the front accessing a Juliette balcony. The kitchen area is positioned to the front of the property enjoying a pleasant outlook and offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven with four-ring hob and extractor above.

A hidden staircase from the living area rises to the second floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is again positioned to the front of the property to take advantage of the far-reaching views. The house bathroom has a three-piece suite comprising a w/c, wash-hand basin and a panelled bath with overhead shower.

Externally, to the front of the property is private parking for two cars. To the rear, an enclosed garden is accessed off the French doors of the living kitchen creating the perfect entertaining space.



Council tax band: B
EPC rating:
Ground rent: N/A
Service charge: N/A

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