

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Thorn Bank, Luddenden

£650,000





Welcome to Thorn Bank, a stunning property located in the picturesque area of Luddendenfoot, Halifax. This impressive 5-bedroom detached house is a true gem waiting to be discovered.

As you step inside, you are greeted by a spacious interior that boasts 5 bedrooms and 3 bathrooms, providing ample space for comfortable living and flexible accommodation to suit your needs.

One of the standout features of this property is the summer house, offering a tranquil retreat where you can relax and unwind. Additionally, the integral cinema room, currently used as a workspace and garage provide plenty of space for storage or hobbies, catering to all your needs.

Outside, the large gardens surrounding the property are perfect for outdoor activities or simply enjoying the fresh air. Whether you have a green thumb or simply enjoy al fresco dining, the outdoor space offers endless possibilities. Due to the elevated position you have the most fantastic views over the surrounding valley.

Don't miss the opportunity to make this beautiful detached house your new home. Thorn Bank is a rare find that combines comfort, style, and functionality in one desirable package. Contact us today to arrange a viewing and experience the charm of this exceptional property for yourself.

- 5 BEDROOM DETACHED FAMILY HOME
- OFFERS FLEXIBLE LIVING ACCOMMODATION
- FANTASTIC VIEWS OVER THE VALLEY
- GARAGE
- SUMMER HOUSE
- LARGE GARDENS
- WORKSHOP
- COUNCIL TAX BAND F
- EPC RATING B

## Accommodation

### 1st Floor

An inviting hallway giving access to:

#### Kitchen/ Dining

12'8" x 20'9" (3.88 x 6.35)

A beautiful room with a range of matching wall and base units with complementary work surfaces and splash back, inset stainless steel sink with mixer tap, electric hob and extractor fan, integrated oven, fridge/freezer and dishwasher. Space for a dining table and chairs, patio doors provide access to the garden.

#### Lounge

12'10" x 20'9" (3.93 x 6.35)

Well appointed lounge with windows and patio doors to the garden, central heating radiator.

#### W.C

White WC with wash hand basin.

### 2nd Floor

#### Bedroom 1

12'9" x 14'7" (3.9 x 4.45)

Double bedroom with central heating radiator, window. Door leading to:

#### En-suite

8'6" x 5'10" (2.6 x 1.8)

Three piece suite comprising of separate shower enclosure, wash hand basin and WC. Chrome towel heater and window.

#### Bedroom 4

12'8" x 10'3" (3.88 x 3.13)

Double bedroom with central heating radiator, window.

#### Bedroom 5

12'8" x 10'4" (3.88 x 3.15)

Double bedroom with central heating radiator, window.

#### Bathroom

7'4" x 6'6" (2.25 x 2)

Part tiled bathroom with a three piece suite comprising of a bath with shower over the bath, wash hand basin and WC. Chrome towel heater and window.

### 3rd Floor

#### Bedroom 2

12'10" x 15'5" (3.93 x 4.7)

Double bedroom with central heating radiator, velux windows and eaves storage to both sides.

#### Bedroom 3

12'8" x 15'5" (3.88 x 4.7)

Double bedroom with central heating radiator, velux windows and eaves storage to both sides.

#### Bathroom

7'4" x 7'8" (2.25 x 2.35)

Three piece suite comprising of separate shower enclosure, wash hand basin and WC. Chrome towel heater and velux window.

### Ground Floor

#### Cinema Room currently used as a workspace

12'2" x 20'3" (3.73 x 6.18)

Large room with power, lighting and HDMI sockets.

#### Utility

7'4" x 7'5" (2.25 x 2.28)

A range of matching wall and base units with complementary work surfaces, plumbing for a washing machine.

#### Garage

12'9" x 20'9" (3.9 x 6.35)

Providing secure parking via an electric, thermal door with power and lighting

#### Summer House

A fantastic room to enjoy with views of the garden and surrounding valley, accessed by double patio doors, windows, power, heater and lighting.

#### External

A block paved drive with power supply which leads to the garage, workshop and a separate bin store under the steps. Steps lead up to the main entrance.

To the rear of the property there is an enclosed private garden with fruit trees, raised decked seating area with the summer house, large lawned garden with power supply and outdoor taps and paved areas to enjoy the views of the surrounding valley.

#### Directions

Please use post code HX2 6NQ for sat nav directions.

#### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



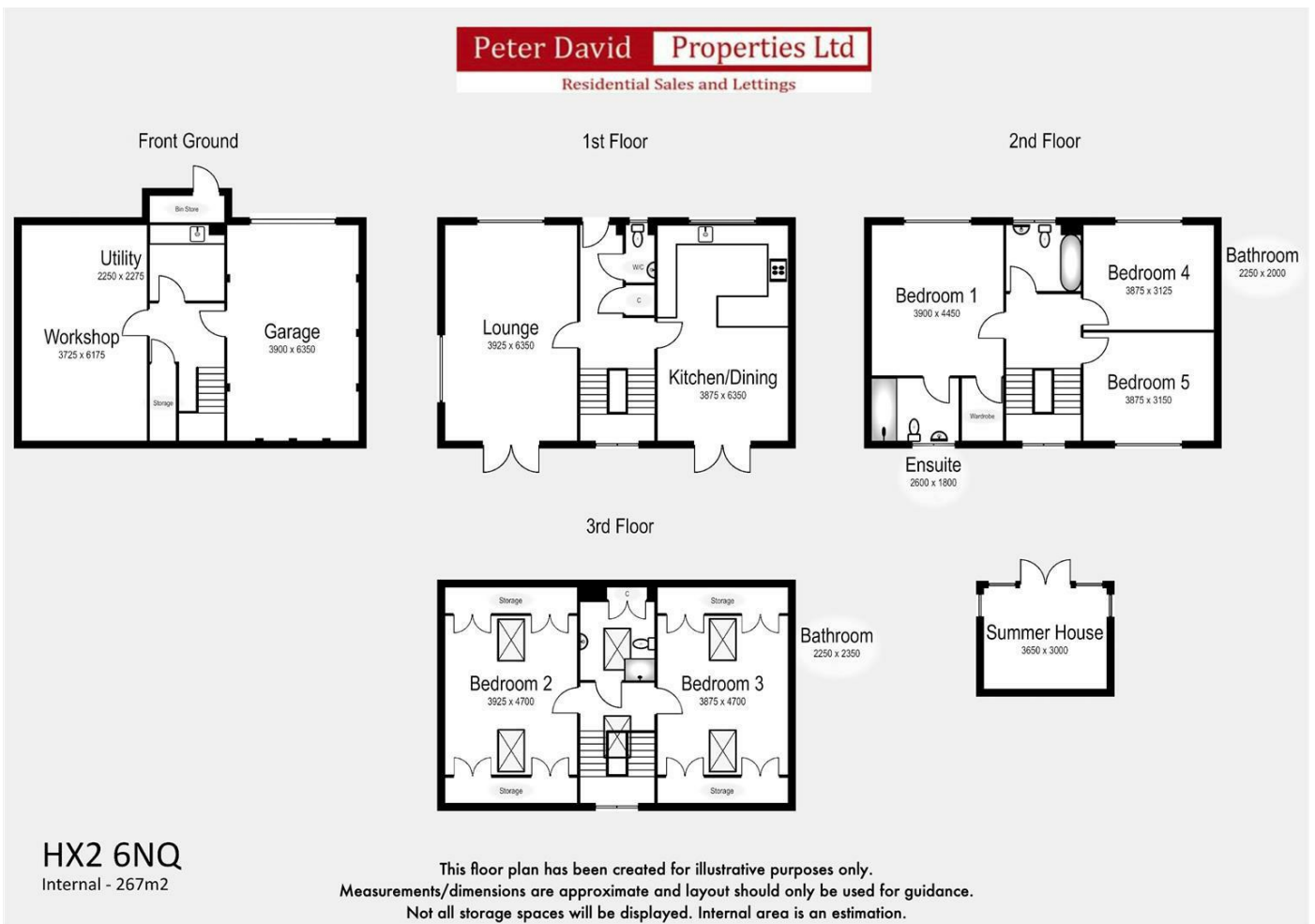
## Hybrid Map



## Terrain Map



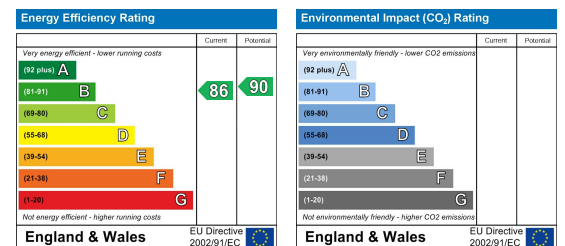
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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