Peter David Properties Ltd

Residential Sales and Lettings

Oats Royd Mill, Dean House Lane, Luddenden

£139,995

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Nestled in the picturesque setting of Dean House Lane, Luddenden, this charming two-bedroom ground floor apartment offers a delightful blend of modern living and stunning natural beauty. Developed in 2020, the property boasts a generous 990 square feet of well-designed space, ensuring comfort and functionality for its residents.

Upon entering, you will be greeted by a welcoming kitchen, lounge/diner that serves as the heart of the home, perfect for relaxation or entertaining guests. The apartment features two spacious bedrooms, each designed to provide a peaceful retreat, ideal for unwinding after a long day. The well-appointed bathroom adds to the convenience of this lovely residence.

One of the standout features of this property is its own private entrance, offering a sense of independence and privacy. Additionally, the apartment presents fantastic views that can be enjoyed from various vantage points, allowing you to appreciate the beauty of the surrounding landscape.

This property is perfect for those seeking a modern lifestyle in a tranquil setting, making it an excellent choice for first-time buyers or couples. With its contemporary design and prime location, this two-bedroom apartment is a great find in Luddenden. Do not miss the opportunity to make this delightful home your own.

- 2 BEDROOM GROUND FLOOR APARTMENT
- FANTASTIC VIEWS
- BEAUTIFUL LOCATION
- SOLD WITH VACANT POSSESSION
- KITCHEN/LOUNGE/DINER
- 2 BEDROOMS
- OWN ENTRANCE
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND A
- EPC RATING D

Accommodation

Kitchen/Lounge/Diner
23'11" x 18'8" (7.3 x 5.7)

Bedroom 1
13'1" x 17'8" (4.0 x 5.4)

Bedroom 2
10'0" x 17'8" (3.05 x 5.4)

Bathroom
6'6" x 9'10" (2.0 x 3.0)

Directions
Please use HX2 6RL for directions

Lease details
Management fees are £140.00 p/m. Awaiting lease and ground rent details

Parking Space
Allocated parking space

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.

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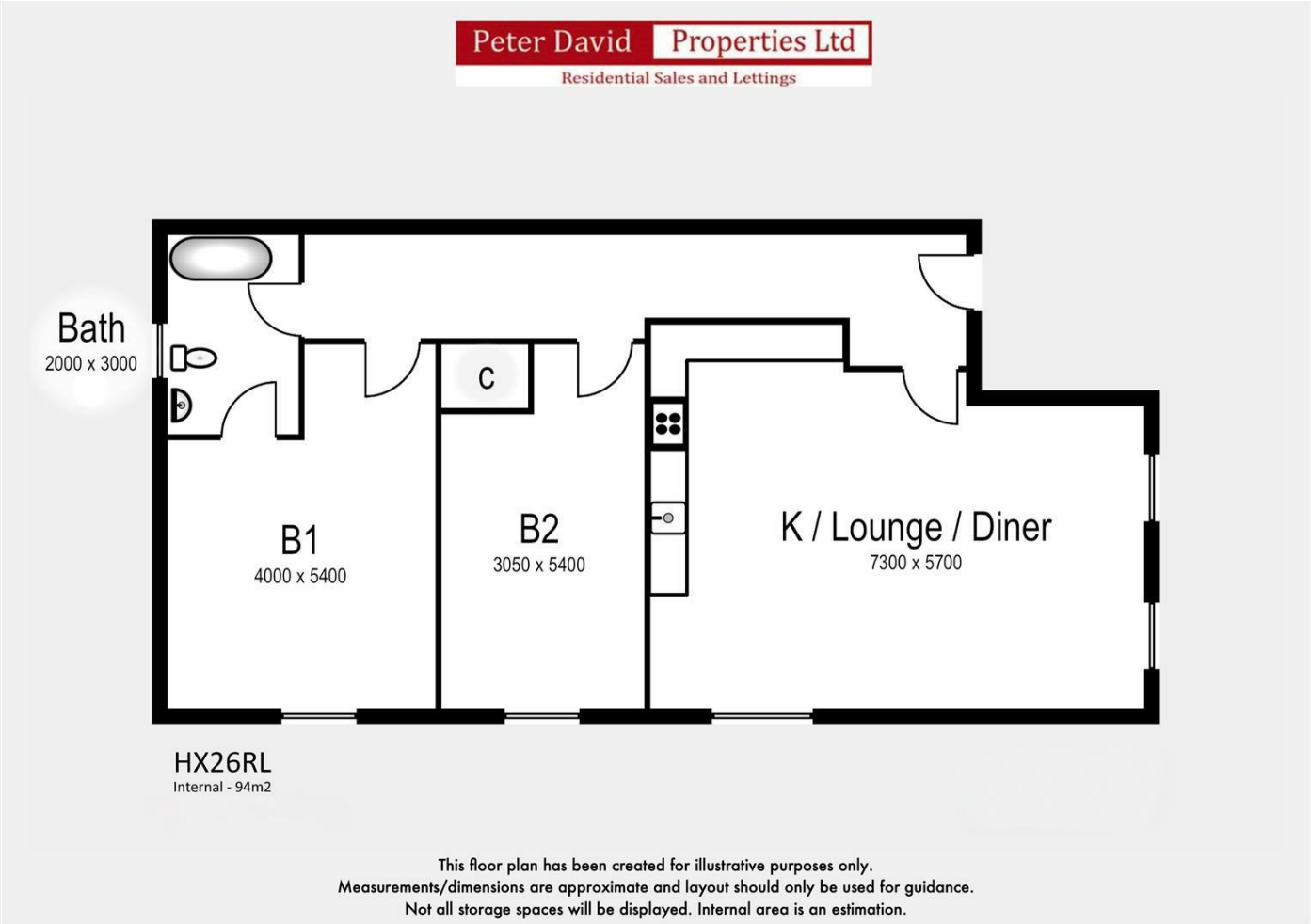
Road Map

Hybrid Map

Terrain Map

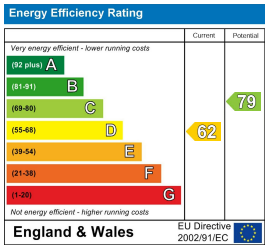
Floor Plan

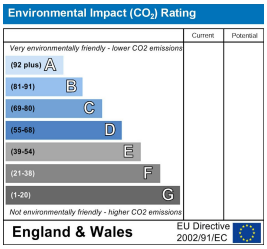


Viewing

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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