

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Dean House Lane, Luddenden

£795 Per Calendar Month





Set in the idyllic and beautiful Luddenden Valley is this spacious TWO BED GROUND FLOOR apartment.

The Luddenden Valley is popular with walkers and cyclists and even has it's own camp site at Jerusalem Farm. The cricket club at Booth is only a few minutes walk away and the Luddenden Conservation Village with it's own church and local pub 'The Lord Nelson' is only a mile down the road.

Offered UNFURNISHED, the accommodation briefly comprises of an entrance hallway, open plan living room and kitchen with integrated white goods, two double bedrooms and bathroom. Electric heating throughout and double glazing. Energy rating C.

Allocated parking space with further visitor parking and on street parking is also available.

- GROUND FLOOR APARTMENT RECENTLY REFURBISHED
- TWO BEDROOMS
- OFFERED UNFURNISHED
- ALLOCATED PARKING SPACE
- INTEGRATED WHITE GOODS
- SEMI RURAL LOCATION IN THE BEAUTIFUL LUDDENDEN VALLEY
- COUNCIL TAX BAND A
- EPC BAND C
- PLEASE NO SMOKING INSIDE THE APARTMENT
- UNFORTUNATELY NO PETS ARE PERMITTED IN THIS DEVELOPMENT



## Road Map



## Hybrid Map



## Terrain Map

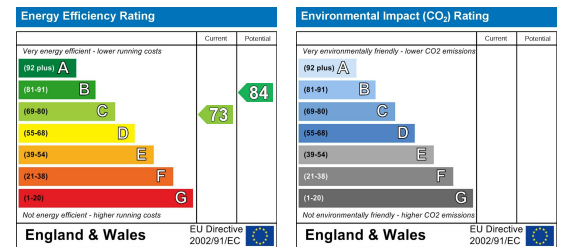


## Floor Plan

## 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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skirecoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)