



## LANE END HOUSE

JOHN NAYLOR LANE, LUDDENDENFOOT

Enjoying superb panoramic views over the Luddenden valley Lane End house is a detached 4 bedroomed family residence incorporating a one bedroomed apartment beneath. Situated in this delightful semi-rural location the property briefly comprises of an Entrance Hall, Breakfast Kitchen, Spacious Lounge with Dining Area, Conservatory with balcony enjoying breath-taking views, wet Room, 3 Double bedrooms, gardens Off Road Parking for Numerous Vehicles. One bedroomed apartment comprising Living Room with Kitchen, Double bedroom, and Shower Room. This unique residence provides an attractive family home in this highly desirable location within easy access of Halifax Town Centre and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. Very rarely does an opportunity to purchase a detached family home in this location and as such an early appointment to view is strongly recommended.

Price Guide: D/A £475,000



The front entrance door opens to the

### **ENTRANCE HALL**

With uPVC double glazed window to the front elevation, access via a loft ladder to an insulated and boarded loft, and one single radiator.

From the Entrance Hall a panelled door opens into the

### **DINING KITCHEN 3.94m x 4.69m**

The kitchen is fitted with a range of solid wood fronted wall and base units, incorporating matching work surfaces with a double bowl single drainer sink unit with mixer tap, Stoves seven ring hob and four oven cooking range with extractor in stainless steel canopy above, plumbing for an automatic dishwasher, LG American style drink dispensing fridge/freezer negotiable. This spacious kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset spotlights to the ceiling, two uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect. One double radiator and a fitted carpet.

From the Dining Kitchen a uPVC double, glazed door opens into the

### **CONSERVATORY 5.92m x 1.96m**

With uPVC double glazed windows to the side and rear elevations taking full advantage of the superb panoramic views this property enjoys, uPVC double glazed doors open onto a balcony enjoying rural views.

From the Conservatory uPVC double glazed bi-folding doors open into the

### **SPACIOUS LOUNGE WITH DINING AREA 7.25m x 3.97m**

With uPVC double glazed window to the rear elevation enjoying breath-taking panoramic views, one double radiator, wall mounted TV fittings, coal effect living flame gas fire on stone hearth, and a fitted carpet. The Lounge can also be accessed directly from the Entrance Hall.

From the Entrance Hall a panelled door opens into a

With modern white three -piece suite comprising a hand wash basin and low flush WC in vanity unit and a shower with rainfall shower and handheld units. This attractive wet room is fully tiled and has, under floor heating, a chrome heated dual fuel towel rail, inset spotlight fittings to the ceiling, an extractor fan and LED mirror

From the Entrance Hall a door opens into

### **BEDROOM ONE 3.96m x 4m excluding wardrobes**

This double bedroom has a uPVC double glazed windows to the rear and side elevations enjoying breath-taking panoramic views of the surrounding countryside, built-in wardrobes to one wall, one double radiator and a fitted carpet.

From the Entrance Hall a panelled door opens into

### **BEDROOM TWO 3.93m x 3.82m including wardrobes**

This second double bedroom has uPVC double glazed windows to the side and front elevations providing this room with its light and spacious aspect, sliding mirrored doors open to excellent wardrobe facilities, one double radiator and a fitted carpet.

From the Entrance Hall stairs with fitted carpet lead down to the

### **INNER HALL**

With one double radiator, glass panelled door opens to an outdoor covered area with sliding patio doors, door to cupboard providing useful storage facilities, and door to built-in cupboard.

From the Inner Hall a door opens to

### **BATHROOM**

With modern white four-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, bidet and a panelled bath with shower unit. The bathroom is fully tiled including the floor with inset spotlight fittings to the ceiling and underfloor heating.

From the Inner Hall a door opens to the

### **WET ROOM**

### **UTILITY ROOM**

With plumbing for an automatic washing machine, power point for a tumble dryer, low flush WC, hand wash basin, one radiator.

From the Inner Hall a door opens into

#### **BEDROOM THREE 3.92m x 3.78m**

This third double bedroom has a uPVC double glazed windows to the front and side elevation enjoying attractive panoramic views, built-in wardrobes to one wall, one double radiator and a fitted carpet.

From the Inner Hall a panelled door opens to the

#### **HALL**

With one single radiator and a fitted carpet. From the Hall a panelled door opens into the

#### **ONE BEDROOMED APARTMENT**

With door to

#### **BEDROOM 3.75m x 2.92m**

Double bedroom with uPVC double glazed window to the rear elevation enjoying panoramic views, sliding door to built-in wardrobe facilities, one single radiator and a fitted carpet.

From the hall a door opens to

#### **SHOWER ROOM**

With white three-piece suite with hand wash basin in vanity unit, low flush WC and shower cubicle with shower unit.

From the Inner Hall a door opens to the

#### **LIVING ROOM 4.49m x 3.01m**

With two uPVC double glazed windows to the rear elevation enjoying breath-taking panoramic views, wall mounted electric fire, one single radiator and a fitted carpet. There are uPVC double glazed French doors opening onto the side patio garden.

From the Living Room through to the

#### **KITCHEN**

With fitted wall and base units incorporating matching work surfaces with 1 ½ bowl sink unit with mixer tap, five ring gas hob, and a double oven and grill.

From the Hall a glass panelled door opens to the

#### **INTEGRAL GARAGE 6.20m max x 5.50m max**

Presently used as a large store area this double garage has an electric roller shutter door, power and light and uPVC double glazed French doors.

#### **EXTERNAL**

To the front of the property there is a stone flagged area leading to the front entrance door. There is a walled garden and path leading to the side of the property where there is a south facing terraced garden with fruit bushes, mature plants and a greenhouse. There are steps down to a flagged patio area and steps down to a gravelled area with a flagged patio and walled garden. To the other side of the property there is a block paved drive and parking area leading to the integral garage. To the rear of the property there is a flagged area and small garden plot. To the other side of the road to the property there is a large tarmac area which is owned by the Vendors providing additional off-road parking for numerous vehicles.

#### **GENERAL**

The property is constructed of stone and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. There are multiple solar panels on the rear south facing roof.

#### **TENURE**

Freehold

#### **COUNCIL TAX**

Band F

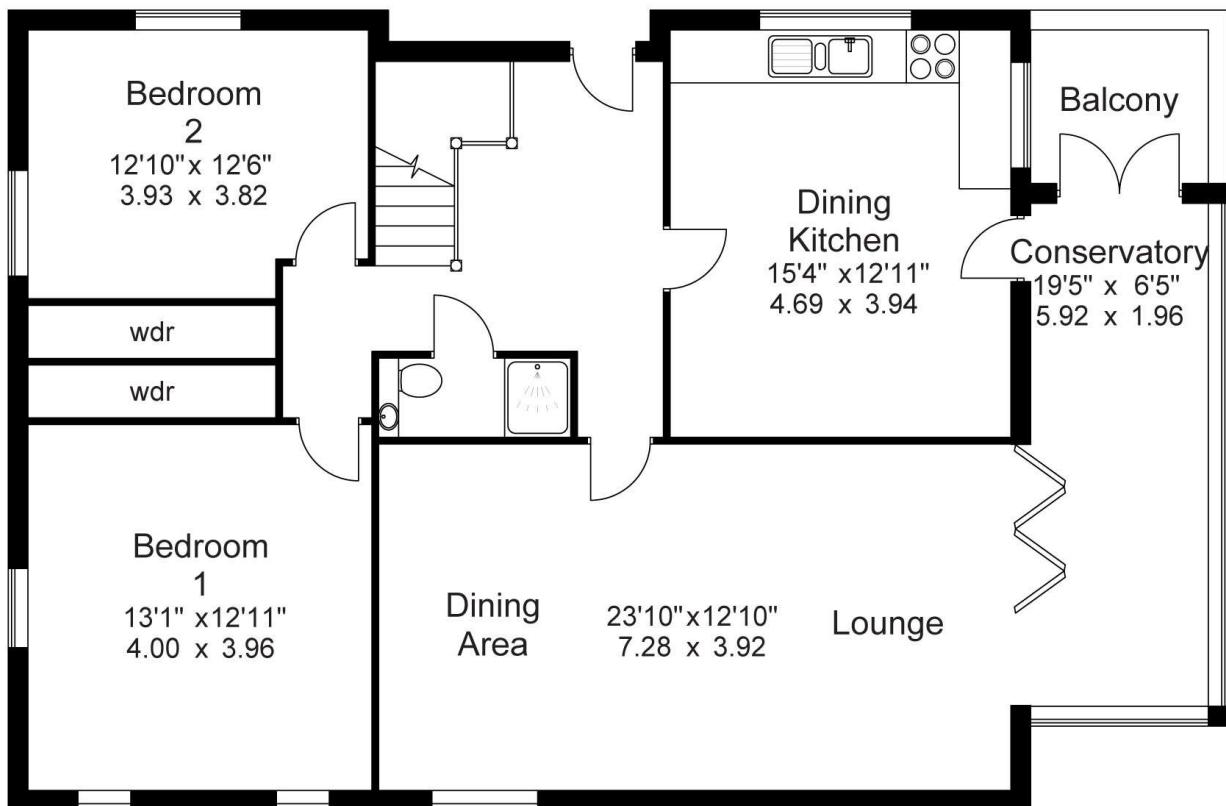
#### **TO VIEW**

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

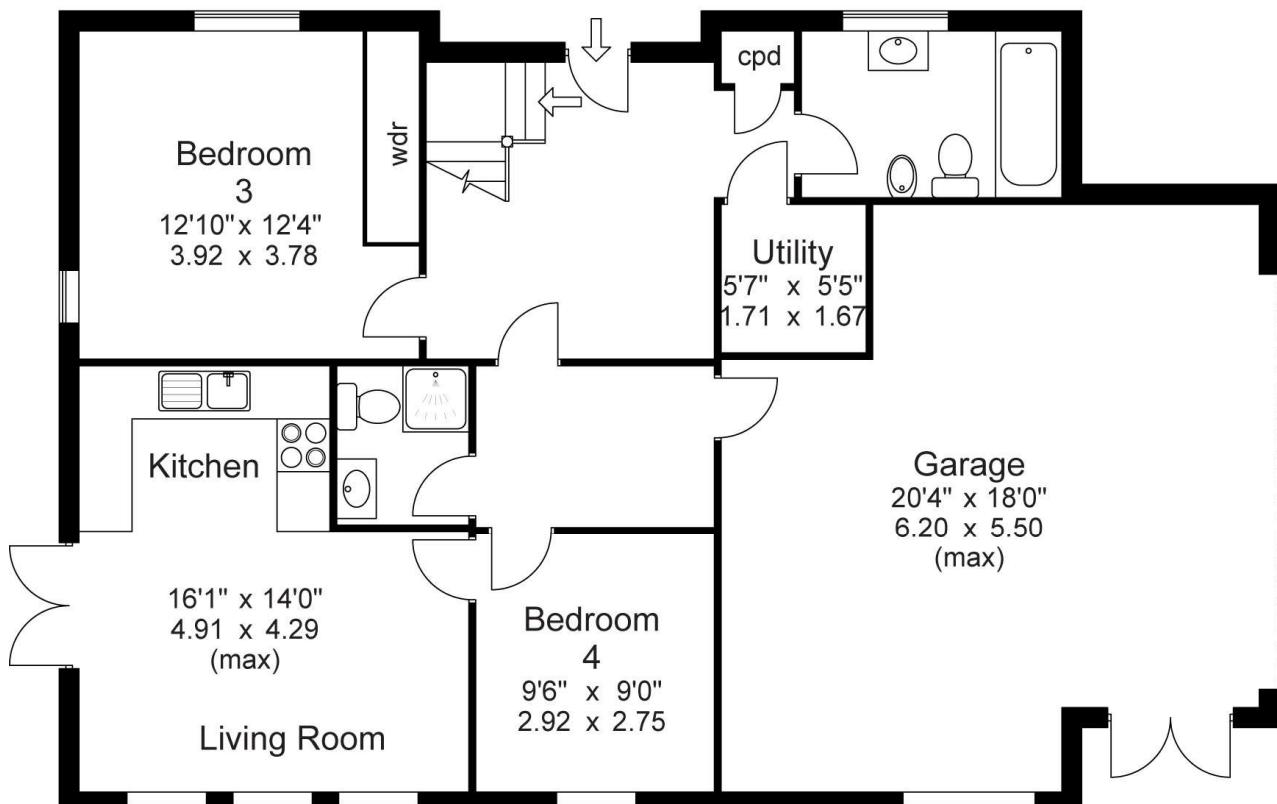
#### **DIRECTIONS**

Sat Nav HX2 6BX

Approx Gross Floor Area = 2434 Sq. Feet  
= 225.63 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

