



Mill Stream Drive, Luddendenfoot, HX2

£280,000 In Excess of

W boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you searching for a large family home down the Calder Valley? You're in for a surprise with this semi-detached home. It's rare to find four good sized bedrooms, two en-suites, a spacious lounge, a great family kitchen, parking plus a good sized garage, nice gardens and a peaceful outlook, all set to the head of a cul-de-sac, right? Well, this home offers that and so much more. The double width driveway provides parking for three cars and gives way to a great garage which has a utility area at the back and a doorway into the entrance hall. The open porch protects you from the elements before entering your home, and the ground floor houses a WC in addition to our favourite room, the family kitchen, which is well fitted and provides plenty of space. Throw the French doors open and the kitchen extends out into the decking and the low maintenance gardens with a large paved patio and area of artificial lawn, all overlooking the stream and the trees beyond. There are two floors above this one. The first contains a spacious living room and the principle bedroom suite, complete with an en-suite shower room, whilst the second floor has the guest bedroom suite, again with an en-suite shower room, along with bedrooms three and four, and a house bathroom. There is gas central heating, uPVC double glazing, and electric car charging point... and all set to the head of this cul-de-sac. What more could you ask for?

EPC Rating: D



Key Features

- ✓ Four good sized bedrooms
- ✓ Two bedrooms en-suite
- ✓ Lovely gardens to rear
- ✓ Spacious garage with utility
- ✓ Outlook over stream and trees
- ✓ Head of a cul-de-sac



Rooms

OPEN PORCH

The front door to the property is set into an open porch which shelters you whilst unlocking and opening the door. There is a useful garden store set into this area, too.

ENTRANCE HALL

A nice entrance to the property which has a door leading into the garage and utility area.

WC

Fitted with a two piece white suite consisting of a low level WC and a wash basin.

FAMILY KITCHEN

14' 6" x 10' 7" (4.41m x 3.23m)

A good sized, L shaped dining kitchen which widens to 5.41 metres, and our favourite room in the house. French doors lead out to the decking and rear gardens and, being positioned to the rear of the property, the outlook is over the garden and the trees beyond. There is plenty of room for a dresser or cabinet, as well as for a family dining table. The kitchen area is fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds. There is a 1 ½ bowl sink unit with mixer tap and integrated appliances include a four burner gas hob to canopy hood, a high level double oven, a dishwasher and a fridge.

UTILITY AREA

To the rear of the garage is a useful utility area, fitted with base and wall units with work surfaces, a sink unit with mixer tap and tiled surrounds. There is plumbing for a washing machine and plenty of space for extra fridge, freezer, etc.

FIRST FLOOR LANDING

LOUNGE

20' 3" x 10' 8" (6.16m x 3.26m)

A good sized living room which has twin windows overlooking the front.

BEDROOM ONE

14' 6" x 10' 8" (4.42m x 3.25m)

A large double bedroom with lots of room for wardrobes, drawers and other furniture. This bedroom looks out over the rear gardens, with the stream and trees beyond.

EN-SUITE SHOWER ROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a shower enclosure. There is a useful cabinet and a chrome, ladder style heated towel rail.

SECOND FLOOR LANDING

GUEST BEDROOM

14' 7" x 9' 7" (4.44m x 2.92m)

A good sized double room which widens to 5.45 metres, with plenty of room for wardrobes and other furniture. The dormer and velux style windows take advantage of the aspect to the front, looking out over the trees.

EN-SUITE SHOWER ROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a shower enclosure. There is a chrome, ladder style towel rail.

BEDROOM THREE

10' 10" x 8' 7" (3.31m x 2.62m)

A good third bedroom which overlooks the rear gardens and the trees and stream beyond.

BEDROOM FOUR

10' 10" x 8' 3" (3.29m x 2.51m)

Another good sized bedroom which narrows to 2.10 metres, again overlooking the rear gardens, stream and trees.

BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath which has a shower unit to shower screen and part tiled walls. There is also a chrome, ladder style towel rail.

ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: D.

External Areas

Garden

The rear garden is fenced to three sides and overlooks the stream and the trees beyond. A raised decking area leads down to a large paved patio and then to an area of artificial lawn with pebbled surround. A low maintenance garden that the family can enjoy, approached via the French doors from the family kitchen.

Garage

Single Garage

A good sized garage with the utility area at the rear, which is accessed via a power drive electrically operated roller door and has light and power. The garage measures 6.16 metres x 3.26 metres overall.

On Drive

3 Parking Spaces

The driveway in front of the property provides parking for three cars and has an electric charging point.

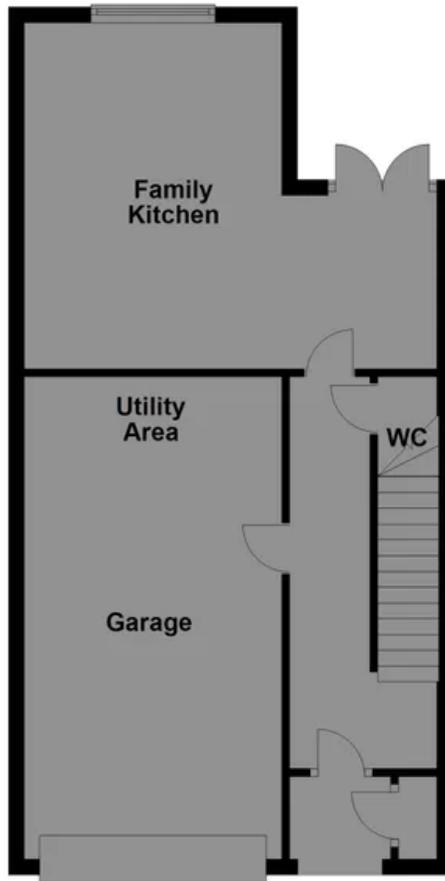




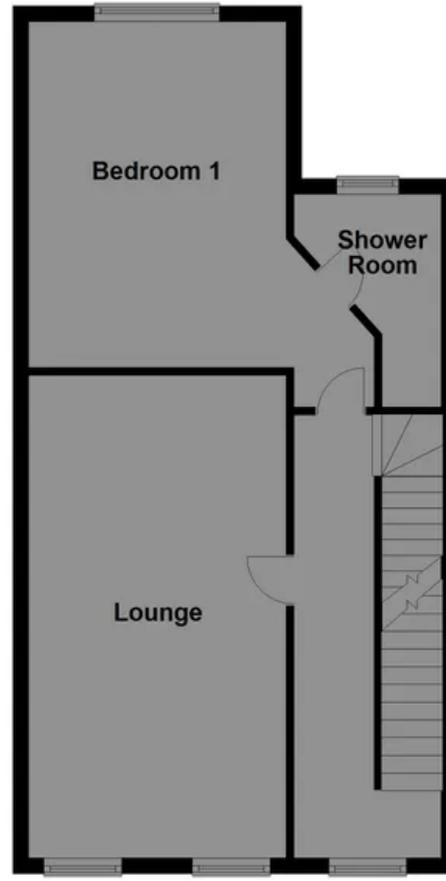


All

Ground Floor



First Floor



Second Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

Boococks

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