

12 Spring Bank
Luddenden
Near Halifax
HX2 6PL





Back Garden



Sitting Room



Kitchen Diner

Set in the delightful village of Luddenden is this most attractive stone well appointed house with attractive terraced gardens, garage and driveway.

Twelve Spring Bank comprises: Ground floor Garage, office, cloakroom. Stairs to first floor. Sitting room, kitchen/diner. Second floor. Three bedrooms, family bathroom. Gas central heating. Double-glazing.

Situated in an excellent residential area with the vibrant town of Hebden Bridge approximately three miles or Halifax centre approximately three miles for all amenities including excellent road and rail links to Leeds and Manchester.

GROUND FLOOR

ENTRANCE HALLWAY Entrance off external porch through on to a tiled hallway. Alarm system. Under stairs storage. Internal door through to large garage. Stairs to first floor.

LARGE GARAGE Plumbed for washer. 'Ferrolti' boiler. Parking for one car and additional space for storage.

STUDY Currently in use as an office. Spotlights. Radiator. Door through to...

WALK-IN CLOAKROOM currently used for coat and shoe storage. Spotlights.

STAIRS TO FIRST FLOOR and LANDING Double glazed windows to the front and side. Smoke alarm. Stairs to second floor.

SITTING ROOM French doors open onto the split-level patio and garden. Sweeping stone steps to second patio with greenhouse looking out on to lovely woodland and river views. Double glazed window to the side. Attractive stone fireplace with feature gas fire.

QUALITY FITTED MAGNET KITCHEN DINER A range of base and wall units with complementary wood surface work top. Integrated 'Zanussi' appliances include microwave, oven, grill, five burner gas hob, extractor cooker hood and dishwasher. Double glazed window looking out on to the front of the property.

STAIRS TO SECOND FLOOR and LANDING Double glazed window to the side. Access to roof space.

BEDROOM ONE South facing double glazed window to the front, spotlights and radiator.

BEDROOM TWO French doors open to 'Juliet' balcony with lovely views of surrounding woodland and river.

BEDROOM THREE Double glazed window to the rear overlooking the rear garden, woodland and river. Radiator. Spotlights.

BATHROOM Three piece white suite comprising wash hand basin, wc and bath with fitted 'Mira' shower. Fully tiled around the bath. Heated towel rail. Extractor. Spotlights.

EXTERNAL Flagged patio to the rear and sweeping steps to second elevated patio with terraced borders with mature shrubs, trees and backing onto the woodland beyond. Front driveway cobbled. External porch and side border.

VIEWING By appointment with our office.

LOCATION From our Hebden Bridge office take the A646 towards Halifax for approximately two and a half miles. Turn left into Luddenden Lane, at the old Coach and Horses premises. Continue up Luddenden Lane and take a right turn on to High Street. Spring Bank can be found a short way down on the left.



Bedroom One



Bedroom Two

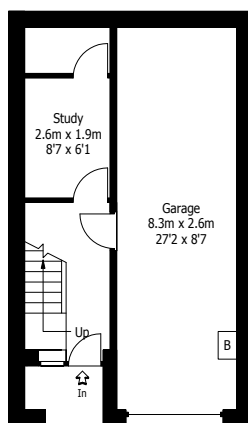


Bedroom Three

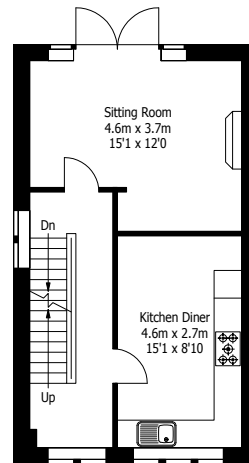


Bathroom

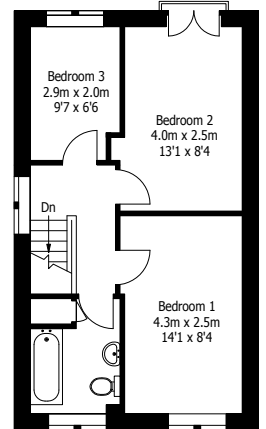
Approximate Gross Internal Area: 112 sq m / 1210 sq ft



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales EU Directive 2002/91/EC
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Brochure produced by:
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