

RYBURNE & CO

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BROADFOLD HALL APARTMENT SIX LUDDENDEN, NEAR HALIFAX, HX2 6TW

GUIDE PRICE £160,000

Set in superb landscaped gardens and parkland in a rural setting is Grade II Listed Broadfold Hall (date-stone 1877) and former home of the Murgatroyd family, the owners of the local mills. It was converted to a high standard in the early 1980's retaining many of the original features to several, extremely popular, apartment homes.



The accommodation comprises: Hallway, Two Bedrooms, Bathroom, Utility Room, Dining Kitchen, Sitting Room. Communal areas; include the grand reception hall, staircase and landings, landscaped gardens, fountains, car park and driveway. The apartment benefits from gas central heating and a video entry system for security.

Broadfold Hall situated close to Luddenden village and Luddendenfoot for local amenities and is approximately three miles from Mytholmroyd, for amenities including the railway station with excellent rail links to Leeds and Manchester. Hebden Bridge and Halifax are approx. four miles away.

Splendid communal Hall has dentil cornice and elaborated ceiling rose. Round arch to magnificent stone stairs with ornate cast iron balusters leading to a magnificent arcaded landing and...



...to Apartment Six...

HALLWAY – (5.71m x 1.17m max.) The entrance door from the first floor landing opens into this hallway which has an arched ceiling, radiator and security system for the video entry system.

UTILITY ROOM – (1.02m x 1.89m) Plumbed for a washing machine there is also a “Vaillant” wall mounted gas combination boiler, vinyl floor and coat racks.

DINING KITCHEN – (4.41m x 2.20m) Range of pine wall and base units in oak, matching fitted shelving and complementary work tops. Double sink unit with drainer, tiled splash-backs, radiator, vinyl floor, frosted window into the sitting room and plumbing is installed for a dishwasher.

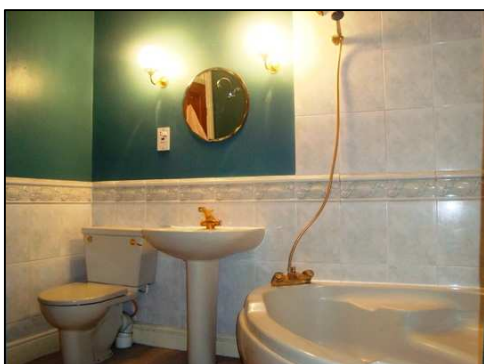


SITTING ROOM – (3.49m x 5.55m) Two large ornate windows to the front with fabulous views and window seats, a hardwood and tiled fireplace with fitted electric coal effect fire, an ornate ceiling cornice and rose, dado rail, two radiators and wall lights.



BEDROOM TWO – (4.19m x 2.41m max.) Windows to the side with a rural aspect, radiator.

MASTER BEDROOM – (3.22m x 3.82m plus 0.62m x 1.52m max. plus 2.45m x 1.81m max.) With a dressing room area which has direct access to the bathroom, this good size room has windows to the side with a rural aspect, fitted wardrobes and a radiator.



BATHROOM – (2.70m x 1.82m min.) Three piece suite which comprises corner bath, WC and hand basin, over the bath mixer shower, radiator, extractor fan and shaver socket. The walls are part tiled, there are wall lights and two doors, one into the hall, one directly into the master bedroom, dressing area

EXTERNAL – The grand driveway from the gate house sweeps round to the Hall which has landscaped gardens, fountains, allotments, car parks and is bordered on all sides by fields and a cricket field. The main front door with its video entry system leads into an impressive hallway with sweeping staircase to the first floor landing.



VIEWING - By appointment with RYBURNE & co

LOCATION – From our Hebden Bridge office take the A646 towards Halifax for approximately three and a quarter miles turning left into Luddenden Lane, continue straight on for approximately three quarters of a mile turning right into Duke Street, proceed for approximately half a mile, to the Gatehouse for Broadfold Hall on your left, follow the lovely driveway past the Hall and you will find the car park on your right.

The tenure is freehold, 999 year lease. Broadfold Hall Ltd holds the freehold and each apartment owner(s) has a single share in the Company. There is a service charge of £70 per month. This covers the maintenance of the building, building insurance, cleaning of communal areas, window cleaning and gardening.

Ryburne & co has prepared these Sales Particulars upon instruction of the Vendor(s). Services, fittings and equipment referred to within the Sales Particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly prospective Buyer(s) must make their own enquiries regarding such matters.