



**Halifax Lane, Halifax, HX2 6PN**  
**£175,000**

**E&H** Holmes  
ESTATE AGENTS

Tucked away within the charming conservation village of Luddenden, perfectly positioned between Halifax and Hebden Bridge, this characterful stone-built cottage offers beautifully arranged accommodation across four floors.

Enjoying a peaceful setting, the property combines period charm with a practical layout and features an enclosed garden overlooking the brook, creating a wonderfully tranquil outdoor space. A useful outdoor storage unit adds further convenience.

Internally, the home offers well-proportioned living space arranged over four levels. The ground floor hosts a welcoming dining kitchen, while the first floor features a cosy lounge. On the second floor is bedroom two alongside the house bathroom, with bedroom one occupying the top floor.

A viewing is highly recommended to fully appreciate the charm, setting and unique character this delightful cottage has to offer.



### Ground Floor:

#### Dining Kitchen 14'2" x 11'9" (4.339 x 3.582)

A solid wood, fitted kitchen comprising wall and base units. Feature fireplace. Stainless steel sink. Electric oven. Gas hob with cooker hood. Plumbing for washing machine. Understairs storage. Radiator. UPVC double glazed window to front elevation. Wooden front door.

### First Floor:

#### Lounge 14'3" x 12'1" (4.344 x 3.689)

Feature fireplace. Radiator. UPVC double glazed window to front elevation.

### Second Floor:

#### Landing

Stairs from lounge. Boiler.

#### Bedroom Two 9'2" max x 8'11" (2.808 max x 2.743)

Radiator. UPVC double glazed window to front elevation.

#### Bathroom

White three piece suite comprising bath with shower over bath, wash hand basin and WC. Partially tiled. Chrome towel radiator.

### Third Floor:

#### Bedroom One 14'11" max x 14'1" (4.564 max x 4.315)

Limited head space. Radiator. Velux. UPVC double glazed window to side elevation.

#### Garden

Enclosed patio garden with views over a stream and countryside.

### Council Tax Band

A

### Location

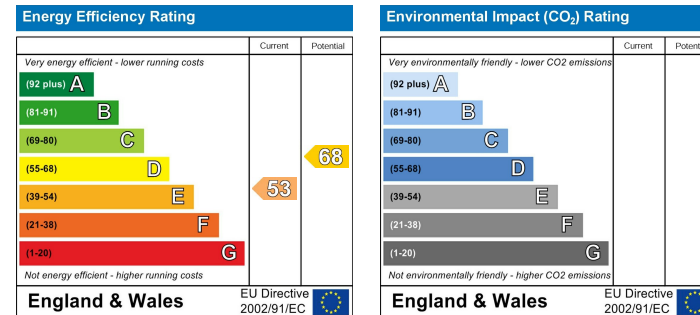
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
inefficient.huts.flesh

### Disclaimer

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We are not a member of a client money protection scheme.



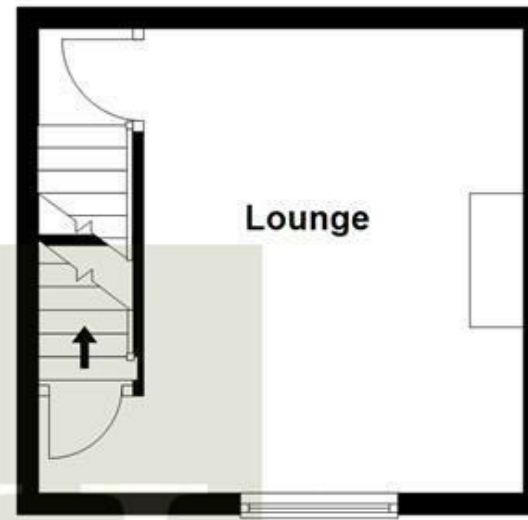




**Ground Floor**



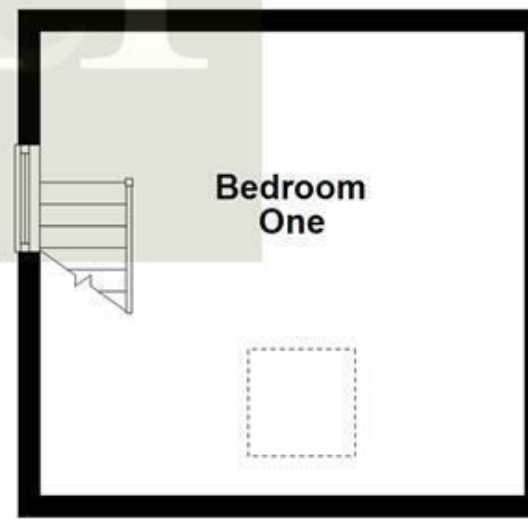
**First Floor**



**Second Floor**



**Third Floor**



All measurements are approximate and for display purposes only  
Plan produced using PlanUp.