











# 9 WILMUR MOUNT

LUDDENDENFOOT | HX2 6AS

This delightful semi-detached property stands in an elevated position and enjoys panoramic views across the Calder Valley. The property has been renovated by the current vendors to create a spacious and comfortable family home.

The property stands in a large garden plot with lawn gardens to both the front and rear, with two patios, summerhouse, potting shed and the potential for the keen gardener to create vegetable plots and delightful borders.

Internally there is a south-facing sitting room, spacious dining kitchen open through to a conservatory and three bedrooms complemented by a recently installed four-piece bathroom.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Kitchen  
Conservatory

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom

## SECOND FLOOR

Loft / Hobbies Room

COUNCIL TAX

B

EPC RATING

E



### INTERNAL

The property has been updated by the vendors including replastering, rewiring, new insulation, internal doors, oak and glass banisters to staircase, new boiler and radiators and new bathroom.

The property is entered into a bright and airy entrance hall with staircase rising to the first floor with understairs storage. The well-proportioned sitting room has a bay window affording superb views across the hillside and features an open brick fireplace with timber mantle. The flue has been fully lined so a multi-fuel stove can be fitted easily.

The spacious dining kitchen opens into the conservatory with external door into the garden; a perfect family room. The smart fitted kitchen houses cream gloss units and is equipped with a Smeg five-ring gas hob, Zanussi electric oven with filter canopy over with plumbing for a washing machine and space for an American-style fridge-freezer.

There are two doubles and a single bedroom on the first floor. The bedrooms are complemented by a stylish four-piece bathroom comprising corner shower cubicle with twin shower head, vanity unit with circular basin and storage, bath with mixer tap and a concealed cistern WC. There is access from the landing to a fully boarded loft via drop-down ladder providing playroom space, with Velux window and under-eaves storage.

### EXTERNAL

The large gardens are well-tended by the current owners. The front garden is accessed via steps from Burnley Road and has a level lawn with mature shrub and flower borders. The rear garden is perfect for the keen gardener being a large plot arranged over two levels with two patio areas and a variety of shrub borders, potential vegetable plots, a timber summerhouse, potting shed and greenhouse frame. There are electric points to both front and rear gardens.

On street parking.

### LOCATION

Wilmur Mount is located in a popular residential area between Sowerby Bridge and Mytholmroyd with lots of amenities close by and just a short distance from Luddendenfoot Academy. There is a regular bus service nearby, mainline railway stations in nearby Mytholmroyd and Sowerby Bridge, and the M62 is within 30 minutes' drive.

### SERVICES

All mains services. UPVC double glazing. Gas central heating, new boiler located in hallway.

**TENURE** Freehold.

### DECLARED INTEREST

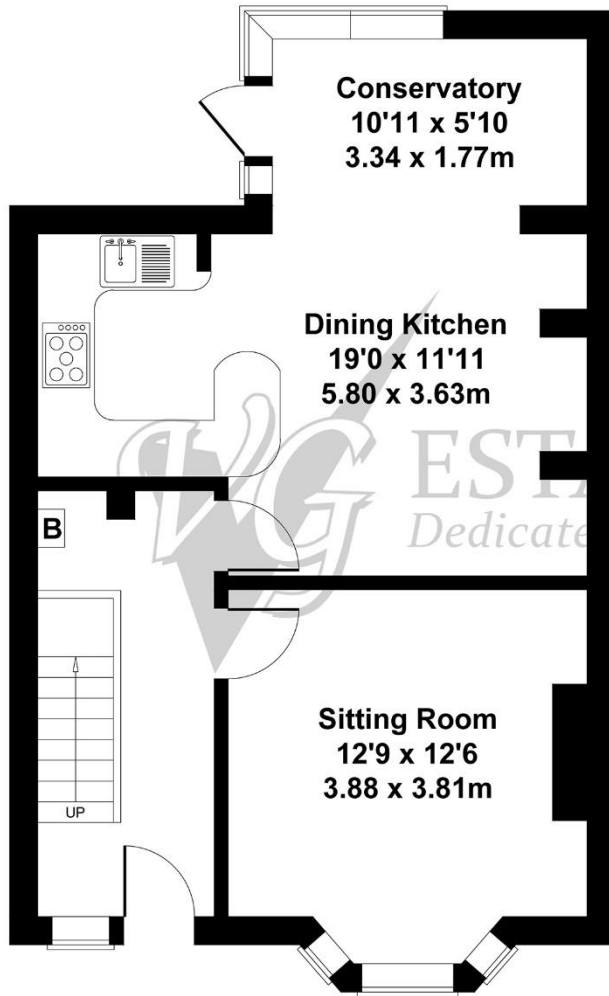
Please note that this property is being sold by a family member of a VG Estate Agent employee.

### DIRECTIONS

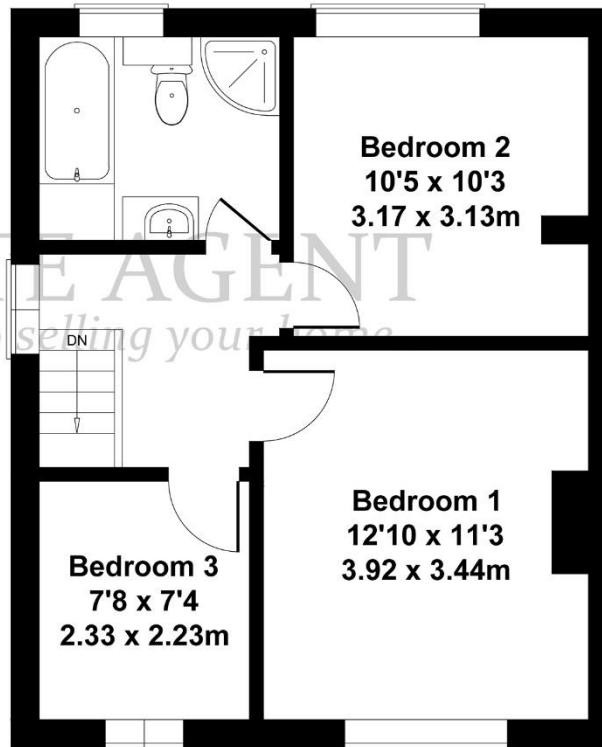
From Ripponden take Halifax Road towards Sowerby Bridge, proceed under the railway bridge and turn left at the traffic lights in the centre of Sowerby Bridge into Tuel Lane. At the top, turn left into Burnley Road, continuing towards Luddendenfoot. The property can be found on the right hand side identified by our For Sale board, just after Luddendenfoot Academy and the right hand turn for the Cooperfields estate.



Approximate Gross Internal Area  
990 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR







119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: ripponden@houses.vg  
www.houses.vg

**IMPORTANT NOTICE**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

**MONEY LAUNDERING REGULATIONS**

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.