



A stylish and well presented through terrace house offering spacious family size accommodation, located just outside of Todmorden town centre within a popular residential area approximately 0.3 miles from the station.

Comprising; sitting room with feature fireplace and stove, modern fitted kitchen with built-in oven and hob, good size cellar, first floor double bedroom, single bedroom and shower room. To the second floor, a large master attic bedroom with en-suite bathroom. Pleasant enclosed rear yard. Gas central heating system, (new boiler 2020) and double glazing installed.

Sure to be popular so early viewing advised. EPC EER (56) D

- **Stylish Through Terrace House**
- **Modern Fitted Kitchen**
- **Sitting Room With Stove**
- **Enclosed Rear Yard**
- **3 Bedroom, Master En-Suite**
- **Separate Shower Room**
- **Approx 0.3 miles from the Station**
- **EPC EER (56) D**

**Accommodation:**

*All measurements are approximate*

**Location**

Conveniently located just outside of Todmorden town centre and within approximately 0.3 miles of the station. The park and town centre amenities are a short walk away.

**Sitting Room**

*13' 11" x 13' 1" (4.24m x 3.98m)*

Composite front entrance door with double glazed fanlight. Double glazed window to the front elevation. Feature fireplace housing a multi-fuel stove with stone hearth. Stripped wooden cupboards and shelving to the recess. Radiator. Opening with attractive natural wood breakfast bar to the kitchen.

**Kitchen**

*11' 5" x 8' 3" (3.47m x 2.51m)*

Refitted by the current owners with a stylish range of wall and base units. Integrated electric oven and hob. Plumbed for a dishwasher. Attractive worksurfaces with an inset sink and mixer tap. Part tiled surrounds. Radiator. Double glazed rear window and door leading to the enclosed rear yard. At the top of the stairs is a wall mounted gas combination boiler, new 2020. There is also plumbing for a washing machine. Doors to the cellar steps and latch door to the stairs.

**Cellar**

*14' 0" x 13' 0" (4.27m x 3.95m)*

A generous basement room. Double glazed window to the front elevation. Radiator.

**First Floor Landing**

Double glazed rear window. Panelled doors and door to the attic stairs.

**Bedroom 2**

*14' 1" x 11' 2" (4.28m x 3.41m)*

A spacious double bedroom with double glazed window to the front elevation. Period style fireplace. Shelved recess.

**Bedroom 3**

*8' 6" x 5' 10" (2.59m x 1.78m)*

Double glazed rear window. Fitted shelving. Radiator. This small single bedroom is ideal for a child and could alternatively serve as a study.

**Shower Room**

*8' 6" x 4' 2" (2.59m x 1.28m)*

Fitted with a step-in corner shower enclosure with Mira shower, WC and wash hand basin with cupboard below. Extractor. Radiator.

**Second Flooring Half Landing**

Stairs continue into the master bedroom.

**Master Bedroom**

*13' 11" x 13' 10" (4.24m x 4.21m)*

A large master bedroom with painted wooden floorboards. Radiator. Double glazed Velux window. Door to the en-suite bathroom.

**En Suite Bathroom**

*8' 9" x 7' 9" (2.59m x 2.36m)*

Fitted with a three piece white suite comprising WC, wash hand basin and panelled bath. Radiator. Double glazed dormer window to the rear elevation.

**Rear Yard**

Pleasant enclosed rear yard with gated access and raised flower bed. Outside Storage.

**Directions**

Leave Todmorden town centre on the Burnley Road, A646. Just after the Cricket ground turn right into Victoria Road. Nutfield Street is the third right off here and number 12 is situated towards the end on the left hand side.

**Tenure**

This is a Leasehold property, with a 959 year lease commencing October 1898 and a nominal ground rent. Easements and restrictive covenants apply, please refer to the Title Deeds.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Claire Sheehan

[www.claresheehan-estateagents.co.uk](http://www.claresheehan-estateagents.co.uk)

# 12 Nutfield Street, Todmorden, West Yorkshire, OL14 5EL

## Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

## Claire Sheehan Estate Agents

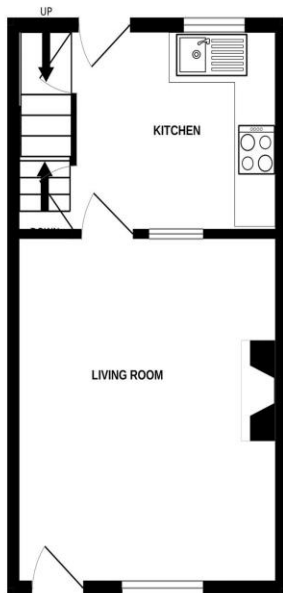
Suite 3, Hawkstone House, Valley Road,  
Hebden Bridge, HX7 7BL.

## How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

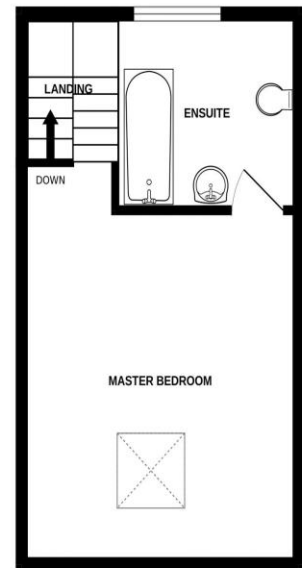
GROUND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



FIRST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



SECOND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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