



This stone end back-to-back cottage is located within a favoured residential area on the Todmorden hillside - close to countryside walks and conveniently placed within 0.6 miles of the town centre and station. The cottage would benefit from some TLC, having been rented for a number of years, yet offers excellent potential and is a home full of character. Comprising; open plan lounge with stone fireplace and multi-fuel stove, modern kitchen, basement utility, 2 first floor bedrooms, modern bathroom and a useful attic space. There is a small garden frontage and woods to the side. Double glazing and gas central heating system installed.

No Chain - early viewing recommended!



- **Back to Back Stone Cottage**
- **Open Plan Living**
- **2 Bedrooms + Useful Attic**
- **No Chain**
- **Small Front Garden**
- **Feature Fireplace & Stove**
- **Modern Bathroom**
- **EPC EER (55) D**

Accommodation:

All measurements are approximate

Location

This back to back stone end cottage enjoys an elevated setting on the hillside above Todmorden, within a favoured residential area. Meadow Street is a small cul-de-sac with pedestrian access only, whilst car parking, including a small car park are close by. This desirable location is close to countryside walks yet still convenient for town centre amenities, including the railway station which is within approximately 0.6 miles

Front Access

Access is via a shared pathway and the cottages have forecourted gardens. Number 8 is an end cottage with woods to the side.

Open Plan Lounge

13' 1" x 13' 2" (4.00m x 4.01m)

Timber panelled front entrance door. Double glazed window. Radiator. Feature stone fireplace housing a multi-fuel stove. Door to the basement utility. Open plan access to the kitchen.

Kitchen

10' 2" x 5' 7" (3.09m x 1.70m)

Fitted with wall and base units including a divider base unit with wood block effect worktops. Inset stainless steel single drainer sink. Integrated electric oven and gas hob with chimney style cooker hood. Part tiled surrounds. Feature stone flagged floor. Wall mounted gas central heating boiler. Plumbed for a washer or dishwasher. Door to the staircase. Double glazed window to the front elevation.

Basement Utility

A useful basement with plumbing for a washing machine and sump pump installed.

First Floor Landing

Stairs to the attic space.

Bedroom 1

9' 7" x 8' 7" (2.93m x 2.61m) + recess

Double glazed window to the front elevation. Radiator. Decorative cast iron fireplace.

Bedroom 2

8' 7" x 7' 9" (2.61m x 2.37m)

Double glazed window to the front elevation. Radiator.

Bathroom

4' 9" x 10' 2" (1.45m x 3.09m) max into door recess

Fitted with a modern three piece white suite comprising; WC, pedestal wash hand basin and panelled bath with shower over and screen. Part tiled surrounds. Chrome heated towel rail/radiator. Double glazed side window.

Attic Space

A very useful attic space, although there is restricted head height. Exposed ceiling beams. Double glazed Velux skylight plus double glazed side window. Radiators x2.

Tenure

This is a leasehold property with a long, 999 year lease, commencing September 1869. There is a peppercorn ground rent.

Directions

From Todmorden town centre take the Burnley Road, A646, turning right just before the entrance to Centre Vale Park, into Victoria Road. Continue under the railway bridge onto Stansfield Hall Road and then turn left into Meadowbottom Road. Proceed up the hill, there is a play park on the left and a parking lay-by. Meadow Street is on your right, opposite here.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

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

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How To View This Property

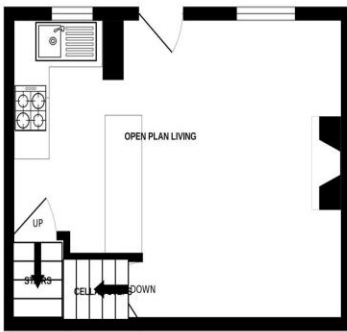
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

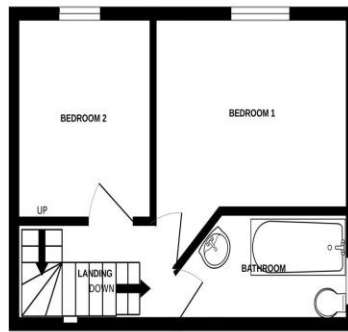
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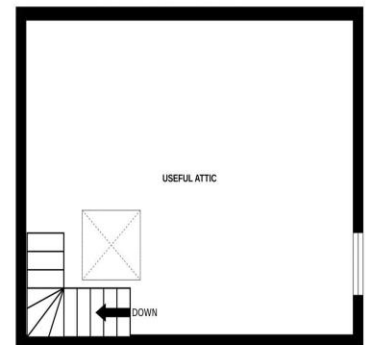
GROUND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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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