

A stone end terrace house dating from the mid Nineteenth Century with a distinctive curved gable and unusual shaped rooms. A truly unique property, which must be seen to be appreciated. Located within a popular residential area, handy for Walsden station, village amenities and close to Pennine countryside.

This quirky property comprises; sitting room, stylish fitted kitchen with built-in appliances, useful cellar, first floor double bedroom with fitted wardrobes, modern shower room, second floor attic bedroom plus useful attic storage or study area. Double glazing and a gas central heating system installed. Available with No Chain.

- **Unique Stone End Terrace House**
- **Master Bedroom With Fitted Wardrobes**
- **Stylish Fitted Kitchen & Shower Room**
- **No Chain**
- **Quirky & Characterful Home**
- **Attic Bedroom & Study/Storage Area**
- **Double Glazed & Gas Central Heating**
- **EPC EER (44) E**

**Accommodation:**

All measurements are approximate. Due to the feature curved gable end, it is difficult to provide accurate measurements of the curved walls.

**Location**

Located in the popular village of Walsden, approximately 1.25 miles from Todmorden town centre. Walsden station is conveniently located within approximately 0.2 miles or a 5 minute walk. Walsden village has a Post Office, general store, Primary School and there are several country walks within the vicinity.

**Living Room**

13' 8" x 12' 9" (4.17m x 3.89m) max dimensions  
Upvc front entrance door. Double glazed, multi-paned effect windows to both the front and rear elevations. Decorative fireplace with fitted shelving to one recess. Radiator. Exposed stone work and beamed ceiling. Door to the kitchen.

**Fitted Kitchen**

8' 10" x 13' 8" (2.69m x 4.17m)  
An angular room with feature curved gable and double glazed window with a sunny southerly outlook and distant views. Modern design fitted wall and base units with coordinated work surfaces and inset stainless steel one and a half bowl sink, single drainer sink with mixer tap. Feature curved end base units. Integrated fridge, electric double oven, electric hob and cooker hood. Part tiled surrounds. Radiator. Recess spot lighting. Exposed stone work. Open plans stairs to the first floor landing. Door to the cellar steps.

**Cellar**

A very useful cellar with power and light laid on. Cold water tap and plumbing for a washing machine. Stainless steel single drainer sink. Wall mounted gas central heating boiler.

**First Floor Landing**

Vintage style radiator. Exposed stone work. Understairs storage cupboard and stairs to the second floor landing. Radiator. Double glazed, multi-pane effect window to the rear elevation with distant hilltop views.

**Bedroom 1**

12' 7" x 10' 10" (3.84m x 3.29m)  
Double glazed, multi-pane effect window to the front elevation. Fitted wardrobes with over head cupboards, providing excellent storage. Concealed access to a walk-in storage area hidden behind the wardrobes. Radiator. Exposed stonework.

**Shower Room**

A stylish shower room fitted with a contemporary white suite, comprising corner shower enclosure, WC and wash hand basin. Attractive part tiled surrounds. Ceiling spot lights. Vertical radiator. Double glazed window to the curved gable with lovely views.

**Second Floor Landing/Attic Space**

The stairs open directly into this useful attic space but please note there is restricted head height and exposed ceiling beams. Double glazed skylight. Built-in storage to the curved gable.

**Attic Bedroom**

9' 5" x 11' 3" (2.88m x 3.42m) Max  
A second double bedroom, with fitted double wardrobes providing good storage. Double glazed skylight. Exposed ceiling beams and some restricted head height. Radiator.

**Tenure**

This is a Leasehold property with a 999 Year lease commencing August 1859 and a nominal ground rent. Easements apply, for further details please refer to the Title Deeds.

**Directions**

From Todmorden town centre, turn left at the roundabout onto Rochdale Road, A6033. Continue for approximately 0.5 miles then take a left hand turning into Hollins Road. Proceed along here for just over 0.5 miles and Number 180 can be found on the right hand side, on the corner with Alma Street.

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)

# 180 Hollins Road, Walsden, Todmorden, West Yorkshire, OL14 6QL

## Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

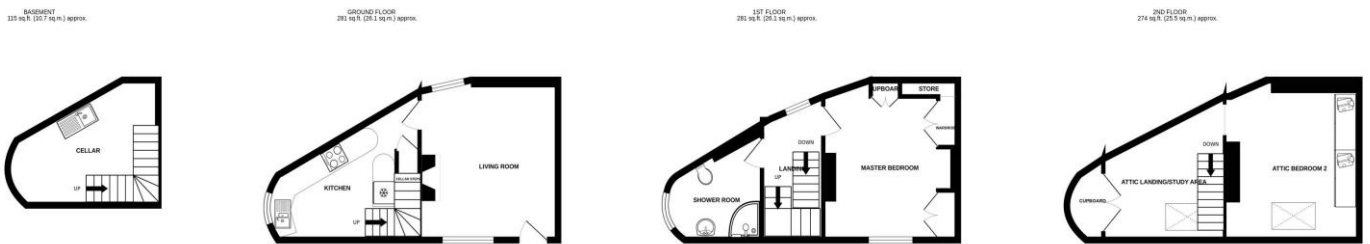
## Claire Sheehan Estate Agents

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)



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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