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**Top O Th Hill Road, Walsden,
Todmorden, OL14 6QA**

£500,000



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39 Top O Th Hill Road, Walsden, Todmorden, West Yorkshire, OL14 6QA

Modern Detached Family Home

Detached Double Garage

Separate Lounge & Dining Room

Elevated Setting With Hillside Views

4 Bedrooms - Master En-Suite

Stylish Fitted Breakfast Kitchen

Handy For Walsden Village & Station

Enclosed Rear Gardens With Patio

A modern detached family home, located on the Walsden hillside and commanding wonderful valley views. This well presented four bedroom property has undergone several improvements and upgrades circa 2022/2023 including a new central heating boiler, stylish modern fitted kitchen and en-suite shower room. Accommodation includes an entrance porch, impressive reception hallway and landing with feature window, through lounge with patio doors, separate dining room also with patio doors, fully fitted breakfast kitchen and adjoining utility room, ground floor cloaks/WC, master bedroom with fitted bedroom furniture and en-suite shower room, 2 additional double bedrooms, a generous single bedroom, currently used as a study, plus a family bathroom. A tarmac driveway provides ample parking and leads to a detached double garage. The rear garden is enclosed and landscaped with a level patio area and sloped banking. Double glazing and gas central heating installed. Viewing essential. EPC EER (61) D

Accommodation:

All measurements are approximate

Location

Forming part of a select development of individual modern homes on the Walsden hillside. This is a secluded setting, yet remains convenient for Walsden village facilities such as the Post Office, Primary school and local station. Todmorden town centre is within approximately 1.5 miles.

Entrance Porch

Double glazed front entrance door. Radiator.

Reception Hallway

An impressive hallway with staircase to the first floor landing and feature double glazed window. Understairs storage cupboard. Radiator.

Lounge

20' 10" x 11' 4" (6.34m x 3.45m)

Through lounge with double glazed window to the front elevation and double glazed patio doors opening into the enclosed rear garden. Decorative fireplace housing a living flame effect gas fire. Radiators.

Dining Room

11' 1" x 13' 11" (3.38m x 4.25m)

A generous sized dining room with patio doors to the rear elevation and lovely garden views. Radiator.

Breakfast Kitchen

14' 9" x 9' 0" (4.49m x 2.75m)

A stylish modern kitchen fitted with an extensive range of wall and base units with coordinated work surfaces and breakfast bar. Inset one and a half bowl single drainer sink with mixer tap. Integrated appliances include a Bosch electric double oven and grill with induction hob and cooker hood, fridge freezer and dishwasher. Ceiling spot lights. Radiator. Double glazed rear window and entrance door to the gardens.





Utility Room

5' 9" x 6' 7" (1.74m x 2.00m)

Fitted base unit with worktop and inset stainless steel single drainer sink. Plumbed for a washing machine. Wall mounted gas central heating boiler. Ceiling spot lights. Radiator. Double glazed window to the front elevation.

Cloaks/WC

Fitted with a WC and wash hand basin. Chrome heated towel rail/radiator.

First Floor Landing

Impressive double glazed window to the front elevation with valley views. Radiator. Loft access.

Master Bedroom

15' 0" x 11' 5" (4.57m x 3.49m)

The master bedroom is fitted with matching wardrobes, drawers and dressing table, all providing excellent storage. Radiator. Double glazed windows to the front elevation with hillside views.

En Suite Shower Room

5' 6" x 11' 4" (1.67m x 3.45m)

A stylish modern en-suite shower room with step in shower enclosure featuring a fixed rainfall shower head and adjustable shower attachment. WC and wash hand basin with vanity cupboard. Part panelled surrounds. Ceiling spot lights. Extractor. Anthracite style radiator/towel rail. Three double glazed rear windows.

Bedroom 2

10' 5" x 11' 10" (3.17m x 3.61m)

Double glazed rear windows. Radiator.

Bedroom 3

8' 5" x 11' 5" (2.56m x 3.48m) + door recess

Double glazed rear window. Radiator.

Bedroom 4

12' 0" x 7' 4" (3.67m x 2.23m) + door recess

Double glazed window to the front elevation with hillside views. Radiator. Fitted bedroom furniture.

Family Bathroom

Fitted with a three piece white suite, comprising; panelled bath with shower over, shower panelling and glass screen, WC and wash hand basin. Part tiled surrounds. Ceiling spot lights. Radiator. Extractor. Built in storage cupboard. Double glazed window.

Detached Double Garage

17' 5" x 17' 1" (5.30m x 5.20m)

With twin up and over garage doors. Double glazed rear window. Power and light laid on.

Driveway

A tarmac driveway leads up to the garage, located at the side of the house and so provides off road parking for several vehicles.

Rear Garden

The rear garden is sloped into the hillside with a fenced boundary and hedges that provide screening in the summer months. The garden has a large flagged level patio area and raised beds/planters. The sloped embankment has wild flowers planted and a water butt is located to the rear of the garage. Gated side access.

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.

Tenure

This is a leasehold property with a very long, 999 year lease which commenced September 2001. Restrictive covenants and easements apply, please refer to the Title Deeds. The annual ground rent charge is currently £250.00 PA.

Services

All main services: electricity, gas, mains water and drainage are connected. Heating is provided via a gas combination boiler which was newly installed in summer 2022.

Council Tax

Band F

Calderdale MBC Council Tax – 01422 288003

Directions

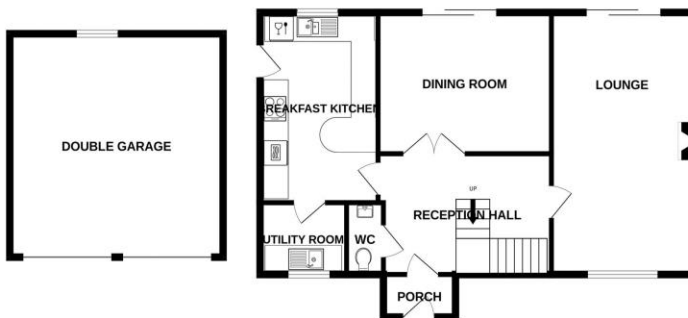
From Todmorden centre take the A6033 Rochdale Road heading towards Walsden and Rochdale. A short distance after the Bacup Road junction and viaduct, take a left hand turning into Hollins Road. Top O' Th' Hill Road is a left hand turning just after Henshaw Woods entrance approximately 0.25 miles down on the left. Number 39 is the first house on the left hand side before the tarmac road becomes a track.

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

GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1730 sq.ft. (160.8 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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