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**Winterbutlee Grove, Walsden,  
Todmorden, OL14 7QU**

**£325,000**



Claire Sheehan Estate Agents  
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# 17 Winterbutlee Grove, Walsden, Todmorden, West Yorkshire, OL14 7QU

## Stylish & Modern Semi-Detached Home

Two En-Suite Double Bedrooms

Dressing Room/Study & Shower Room

Elevated Lounge/Dining Room With Views

## Versatile Family Accommodation

Lower Ground Floor Third Bedroom/Suite

Stylish Fitted Breakfast Kitchen

Enclosed Garden & Double Driveway

A very stylish, modern semi-detached house located on the Todmorden hillside and handy for Walsden station. The versatile family accommodation is arranged over three floors with a lower ground floor double bedroom, dressing room, shower room and study recess ideal for a teenage annex or guest suite. The living accommodation includes an entrance hallway, cloakroom/WC, contemporary fitted breakfast kitchen and an elevated lounge/dining room with Juliet balcony and wonderful views. To the first floor are two double en-suite bedrooms, each with the Juliet balcony. Good sized enclosed garden to the rear and block paved double width driveway to the front. Double glazing and a gas central heating system installed. Viewing strongly recommended. EPC EER (73) C

### Accommodation:

*All measurements are approximate*

### Location

Forming part of a modern development, within a cul-de-sac off Winterbutlee Road in Walsden. This is a hillside setting with wonderful views to the rear and is particularly handy for Walsden station and Walsden Primary school. Todmorden town centre is within approximately 1.5 miles.

### Side Entrance

Gated access to a side pathway with canopy porch. Double glazed entrance door.

### Entrance Hallway

Oak finish internal doors. Contemporary style vertical radiator. Stairs to the first floor landing.

### Lounge/Dining Room

*13' 0" x 17' 10" (3.97m x 5.44m)*

A bright room set at the back of the house with wonderful views. Double glazed window and feature French windows with Juliet balcony. Vertical radiator. Ceiling spot lighting. Living flame effect inset gas fire.

### Cloaks/WC

Fitted with a white WC and wash hand basin.

### Breakfast Kitchen

*13' 1" x 14' 4" (4.00m x 4.38m) max dimensions into recess*

A spacious breakfast kitchen, fitted with a range of modern design wall and base units with Minerva worktops and an inset stainless steel sink with boiling water mixer tap. Free standing Rangemaster dual fuel cooker with both 5 gas rings, an electric oven plus gas oven and grill. Chimney style cooker hood and stainless steel splashback. Integrated dishwasher. Wall cupboard to the recess, housing the gas central heating boiler. Ceiling spot lights. Vertical radiator. Double glazed windows to the front elevation.





### Lower Ground Floor Suite

The ground floor accommodation would make an ideal teenage or granny suite. It currently serves as a home office and guest bedroom.

### Hallway

5' 7" x 17' 10" (1.70m x 5.43m)

A spacious hallway with under stairs cupboard and large recessed area, currently used as a creative studio space with black board paint to the walls. Oak finish internal doors.

### Bedroom 3

13' 0" x 17' 10" (3.95m x 5.44m)

This versatile room currently serves as a home office and guest bedroom. There is potential to formally split this large room, creating 2 separate bedrooms, if desired. Twin sets of double glazed French windows open to the enclosed rear gardens. Living flame effect inset gas fire and vertical radiator. Ceiling spot lights. Attractive laminate wood flooring.

### Shower Room/Utility

9' 10" x 8' 8" (3.0m x 2.63m) max incl cupboards

Fitted with a stylish white suite including a WC, wash hand basin and step in shower enclosure with glass screen. Part tiled surrounds. Extractor. Ceiling spot lights. Chrome heated towel rail. Fitted storage cupboard plus large utility cupboard with plumbing for a washing machine.

### Dressing Room/Study

9' 10" x 8' 8" (3.m x 2.64m)

Fitted wardrobes. Vertical radiator. Ceiling spot lights. Extractor.

### First Floor Landing

Oak finish internal doors to the bedrooms.

### Master Bedroom

13' 1" x 17' 10" (4.m x 5.43m)

An impressive master bedroom with high beamed ceiling and double glazed French windows to a Juliet balcony. Vertical radiator. Ceiling spot lights.

### En Suite Bathroom

6' 7" x 5' 11" (2.00m x 1.80m)

A full en-suite bathroom with double glazed side window. Fitted with a good sized bathtub, WC and a contemporary wash-basin with ample storage underneath. Part tiled surrounds and tiled floor. Extractor. Ceiling spot lights. Chrome heated towel rail.

### Bedroom 2

13' 1" x 11' 5" (4.0m x 3.47m) + recess

A second double bedroom, again with double glazed French windows and Juliet balcony. Over head storage cupboard. Vertical radiator. Ceiling spot lights.

### En Suite Bathroom

9' 8" x 4' 0" (2.95m x 1.22m) + recess

Fitted with a three piece white suite comprising; panelled bath with shower attachment, WC and wash hand basin. Chrome heated towel rail. Extractor. Ceiling spot lights. Part tiled surrounds.

### Driveway

A double width, block driveway, providing private off road parking for 2 average cars at the front.

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.

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### Rear Garden

The rear garden is laid to lawn with paved patio areas. The garden is enclosed by fencing with gated access to a side pathway and steps to the side entrance door. Wooden garden shed. Lovely views.

### Tenure

This is a Freehold property, restrictive covenants and easements apply, please refer to the title deeds.

### Council Tax

Band D

Calderdale MBC Council Tax – 01422 288003.

### How To View This Property

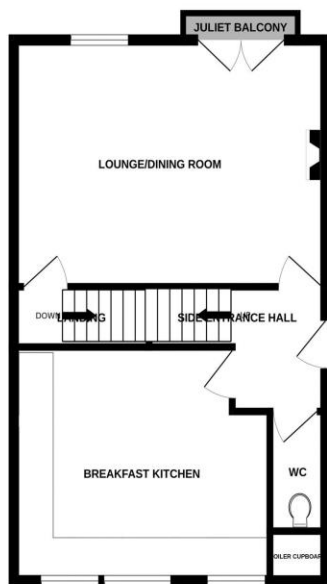
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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

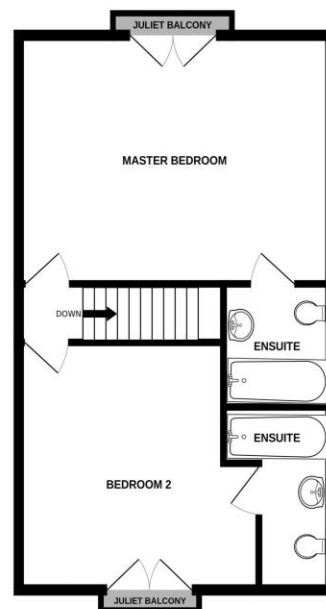
LOWER GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



UPPER GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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