



A detached bungalow, with garage beneath, enjoying a secluded hillside setting on the outskirts of Todmorden with established gardens and parking for 3-4 vehicles. This individual detached property offers spacious living accommodation including a fitted dining kitchen, lounge and double glazed conservatory. There are 3 bedrooms and a shower room with double glazing and a gas central heating system installed. Located off the beaten track yet just a few hundred yards from Castle Hill Primary School and approximately 1 mile from Todmorden town centre and railway station.

Offered Un-Furnished. Pets considered. Bond £1500.00

- **Detached Bungalow with Garage Beneath**
- **3 Bedrooms, With Wardrobes**
- **Lounge & Conservatory**
- **Parking for 3-4 Cars**
- **Established & Private Gardens**
- **Fitted Dining Kitchen**
- **Double Glazed & Gas Central Heating**
- **EPC EER (TBC)**

**Four Seasons, Castle Lane,  
Todmorden, OL14 8AF.**

**£1,500.00 PCM**  
**+ Bond**

**Accommodation:**

*All measurements are approximate*

**Location**

Situated off Castle Lane, a one way little road accessed from the A646, Halifax Road just after Castle Hill School. Four Seasons enjoys southerly views to the front and occupies a very secluded and slightly elevated spot on the hillside.

**Balcony**

Steps lead up from the driveway to the front balcony.

**Dining Kitchen**

*12' 9" x 19' 9" (3.88m x 6.03m)*

A spacious dining kitchen with double glazed windows and pleasant outlook. The kitchen area is fitted with a range of wall and base units with coordinated work tops and an inset stainless steel single drainer sink. Integrated Creda electric double oven and grill and gas hob. Connection for a washing machine. Built-in storage cupboard. Double doors open from the dining area to the lounge.

**Lounge**

*12' 10" x 17' 9" (3.90m x 5.40m)*

Spacious lounge with double glazed window plus double glazed sliding patio doors to the conservatory.

**Conservatory**

Upvc double glazed windows and double doors to the garden. Tiled flooring. Lovely garden views.

**Inner Hallway**

**Bedroom 1**

*11' 1" x 10' 2" (3.37m x 3.11m) incl wardrobes*

Double glazed side window with garden views. Fitted double wardrobes, over head cupboards and drawers.

**Bedroom 2**

*7' 9" x 9' 10" (2.37m x 3.00m)*

Double glazed rear window. Fitted wardrobe and overhead storage.

**Bedroom 3**

*7' 9" x 9' 9" (2.35m x 2.97m)*

Double glazed rear window. Fitted wardrobe and overhead storage.

**Shower Room**

*7' 9" x 7' 1" (2.36m x 2.15m)*

Fitted with a modern three piece white suite comprising; WC, wash hand basin and step-in shower enclosure. Part tiled surrounds. Built-in cupboard. Double glazed windows.

**Garage/Workshop**

*12' 10" x 19' 3" (3.91m x 5.86m)*

Up and over garage door plus personal side door to the gardens. Stainless steel single drainer sink unit and counter top. Wall mounted Worcester gas central heating boiler.

**Gardens**

Established gardens surround the property and include level patio areas, lawn, well stocked banks and borders.

**Council Tax**

Band E

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)

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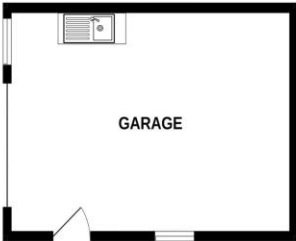
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Reg No: 5990757 12 Market Street Hebden Bridge West Yorkshire HX7 6AD.

**Claire Sheehan**

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# Four Seasons, Castle Lane, Todmorden, West Yorkshire, OL14 8AF

**BASEMENT**  
253 sq.ft. (23.5 sq.m.) approx.



**GROUND FLOOR**  
1027 sq.ft. (95.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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