



A stone fronted through terrace house, enjoying a cul-de-sac setting and with a small rear garden. This property has been redecorated and newly carpeted throughout and has double glazing and a gas central heating system installed. The accommodation comprises; generous lounge, fitted dining kitchen, first floor double bedroom, newly fitted bathroom suite, single bedroom with staircase to a mezzanine attic space. The attic space makes for a very quirky home and must be seen to be appreciated., it also offers potential as a third bedroom.

Available with No Chain.

- Through Terrace House
- Small Rear Garden
- Stylish Fitted Dining Kitchen
- No Chain
- Recently Redecorated Throughout
- 2 Bedrooms + Mezzanine Attic
- Modern Bathroom Suite
- EPC EER (49) E

Accommodation:

All measurements are approximate

Location

Ernest Street is a small cul-de-sac off the main Burnley Road, A646 just after Lydgate and as you approach Cornholme. It is located within approximately 2 miles of Todmorden town centre and station and 1.5 miles from Todmorden High School and Centre Vale Park.

Lounge

13' 1" x 13' 11" (4.00m x 4.24m)

Front entrance door with double glazed inserts and single glazed fanlight. Double glazed window. Decorative stone fireplace. Radiator. Part glazed door to the dining kitchen.

Dining Kitchen

8' 0" x 13' 10" (2.43m x 4.22m)

Fitted with a range of wall and base units with an inset stainless steel single drainer sink and mixer tap. Slot in electric cooker and chimney style cooker hood. Part tiled surrounds and practical tiled floor. Radiator. Double glazed rear window and rear entrance door with double glazed inserts and fanlight. Open plan staircase to the first floor landing with space for a dining table to the stair recess.

First Floor Landing

Stained wooden doors.

Bedroom 1

9' 5" x 13' 9" (2.86m x 4.20m)

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

Bathroom

4' 11" x 7' 11" (1.50m x 2.42m)

Fitted with a new three piece white suite comprising; WC, wash hand basin and panelled bath with shower over. Extractor. Radiator. Part tiled surrounds.

Bedroom 2

7' 0" x 11' 5" (2.13m x 3.47m) + stairs

Double glazed window to the rear elevation. Radiator. Staircase leading to the attic mezzanine above.

Attic Mezzanine

13' 1" x 12' 6" (4.00m x 3.80m) + recess

A wonderful space, for additional sleeping, study or just relaxing. Double glazed Velux skylight. Exposed ceiling beams. Radiator.

Rear Garden

Small gravelled garden area to the rear with a raised flower bed. Gated rear access with use of an additional area beyond the boundary wall, providing an extra outside seating space.

Tenure

We are advised that this is a Leasehold property with a long lease for 999 years commencing 1894. There is a nominal ground rent. Please enquire for full details.

Please Note

The property falls within a Flood Risk zone, Medium Risk for rivers and sea flooding and High Risk for surface water flooding. However, the current owners, of over 20 years, have not experienced any flooding at the property and we are not aware of any incidents.

Directions

Leave Todmorden centre on the A646 Burnley Road and continue for 2 miles. As you pass through Lydgate, look for The Staff of Life pub on the right hand side. Continue a short distance and then take the first left, just as you approach Cornholme. This is Ernest Street.

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

www.claresheehan-estateagents.co.uk

4 Ernest Street, Todmorden, West Yorkshire, OL14 8JS

How To View This Property

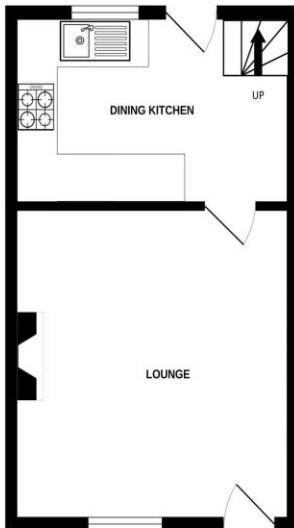
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

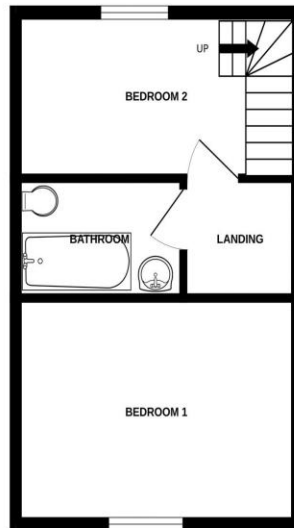
Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.

enquiries@clairesheehan-estateagents.co.uk

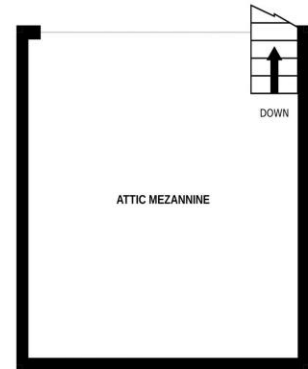
GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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.
Made with Metropix ©2023

