



A substantial terrace property offering surprisingly spacious 4 bedroom family accommodation. Comprising; lounge, spacious dining kitchen, rear utility and entrance, cellar, 2 first floor bedrooms and a stylish modern bathroom plus 2 second floor attic bedrooms and a Jack and Jill style shower room.

Double glazing and a gas central heating system installed. Located within a no-through terrace street with pedestrian access to the front and cobbles to the rear. Handy for Cornholme village amenities and close to countryside walks.

EPC EER (64) D



- 4 Bedroom Family Terrace House
- Spacious Dining Kitchen
- Separate Utility Room
- First Floor Modern Bathroom
- Second Floor Modern Shower Room
- Gas Central Heating System
- Double Glazed Windows
- Cellar, Outhouse & Outside WC

Accommodation:

All measurements are approximate

Lounge

12' 2" x 14' 4" (3.72m x 4.36m)

Timber panelled front entrance door with single glazed fanlight. Double glazed window to the front elevation. Radiator. Electric fire. This room retains the original ceiling cornice.

Lobby

With archway to the lounge and door to the dining kitchen. Staircase to the first floor landing.

Dining Kitchen

14' 5" x 14' 4" (4.39m x 4.36m) max dimensions

A spacious dining kitchen with modern wall and base units having contrast work surfaces. Feature stone lintel to the fireplace recess, which houses a range style cooker. Inset stainless steel single drainer one and a half bowl sink with mixer tap. Part tiled surrounds. Door to the cellar steps. Radiator.

Cellar

Utility Room

10' 5" x 4' 10" (3.17m x 1.48m)

Fitted wall and base units with contrast work surfaces and an inset stainless steel single drainer sink with mixer tap. Plumbed for a washing machine. Part tiled surrounds. Double glazed window and timber panelled rear entrance door.

First Floor Landing

With staircase to the second floor accommodation.

Master Bedroom

14' 2" x 12' 0" (4.32m x 3.67m)

A spacious master bedroom with double glazed window to the front elevation. Radiator.

Bedroom 2

8' 6" x 12' 2" (2.60m x 3.72m) max into recess

Double glazed rear window. Radiator. Built-in wardrobe/cupboard.

Bathroom

12' 2" x 5' 3" (3.72m x 1.61m) max incl cupboard

Fitted with a three piece modern white suite comprising; WC, wash hand basin and panelled bath with shower attachment and shower screen. Part tiled surrounds. Radiator. Cupboard housing the gas central heating boiler. Ceiling spot lights. Extractor. Double glazed rear window.

Second Floor Landing

Bedroom 3

14' 1" x 14' 3" (4.30m x 4.34m) max dimensions

Double glazed Velux skylight to the rear elevation. Exposed ceiling beams with restricted head height into the eaves. Radiator. Door to the Jack and Jill shower room.

Bedroom 4

12' 1" x 14' 2" (3.68m x 4.32m) max dimensions

Double glazed Velux skylight to the front elevation. Exposed ceiling beams with restricted head height into the eaves. Radiator. Door to the Jack and Jill shower room.

Shower Room

9' 1" x 4' 11" (2.77m x 1.51m)

Fitted with a stylish modern white suite comprising; corner shower enclosure and electric shower, WC and wash hand basin. Storage to the stair recess. Part tiled surrounds. Extractor. Chrome heated towel rail.

Rear Yard

Small yard area to the rear with an outside store and WC.

Forecourt

Small garden area to the front.

Directions

Leave Todmorden town centre on the A646, Burnley Road and continue for approximately 2.5 miles into Cornholme. Oakleigh Terrace is located on the right hand side, just before the viaduct. There is pedestrian access only to the front of the property so please use the rear cobbled street and rear entrance.

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

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Tenure

This is a leasehold property with a 999 year lease commencing August 1886. There is a peppercorn ground rent reported to be £1.14s.0d. easements apply. Please refer to the Title deeds.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

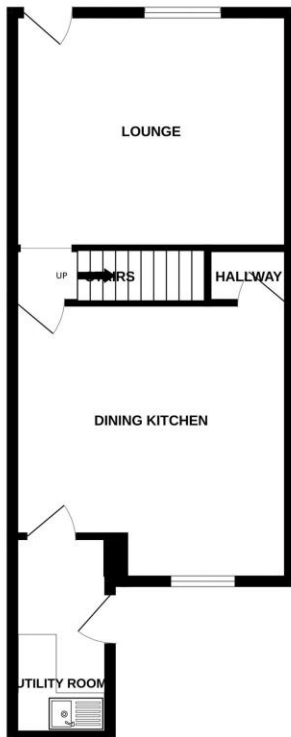
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

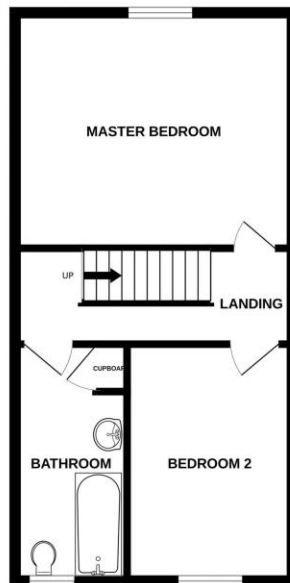
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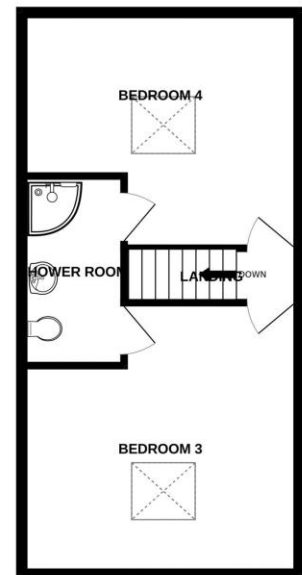
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 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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