

A stone back to back terrace house, located on a no-through cobbled street. This property has experienced previous structural issues and has been under-pinned - backed by Building Control certificate dated 2019. An ideal investment opportunity, offers are invited.

Comprising; nicely decorated living room, kitchen, small cellar, first floor double bedroom, spacious bathroom and large attic bedroom.

No Chain.

- Stone Back To Back Terrace
- Double Bedroom & Attic bedroom
- Ideal Buy-To-let
- No Chain
- Cobbled No-Through Street
- Double Glazed
- Property Has Been Underpinned
- EPC EER (25) F

**Accommodation:**

*All measurements are approximate*

**Location**

Glen View Street is a no-through, cobbled street in Cornholme, Todmorden. Cornholme has a couple of village stores and a Primary School. There are many local walks in the vicinity, as the area is surrounded by Pennine countryside. Todmorden town centre is within approximately 2.5 miles.

**Living Room**

*12' 6" x 12' 0" (3.80m x 3.67m)*

Upvc front entrance door and double glazed window. Decorative fireplace with gas fire. Electric wall heater.

**Kitchen**

*10' 3" x 6' 7" (3.13m x 2.0m)*

Wall and base units with inset stainless steel single drainer sink. Built-in electric oven and gas hob. Tiled floor. Part wood panelled surrounds. Double glazed window to the front elevation. Doors to the stairs and cellar steps.

**Cellar**

Small cellar

**First Floor Landing**

Door to the attic staircase.

**Bedroom 1**

*12' 8" x 9' 4" (3.85m x 2.85m)*

Double glazed window to the front elevation. Stained wooden floorboards. Electric wall heater.

**Bathroom**

*7' 5" x 7' 4" (2.27m x 2.23m)*

A spacious bathroom fitted with a three piece white suite comprising; WC, wash hand basin and panelled bath with electric shower over. Electric heated towel rail. Built-in cupboard housing the hot water cylinder. Double glazed window to the front elevation.

**Attic Bedroom**

*12' 6" x 12' 0" (3.80m x 3.67m)*

A spacious attic room with exposed ceiling beams. Laminate flooring. Electric wall heater. Double glazed Velux skylight.

**Tenure**

This is a Leasehold property with a very long lease, 1999 years from 13 October 1871. There is a nominal ground rent payable, to the Worsethorpe estate, of £1.40 PA. Easements apply, please refer to the Title Deeds.

**Directions**

Leave Todmorden town centre on the A646 heading towards Burnley. Continue for around 2.5 miles into Cornholme. Glen View Street is a right hand turning located after the village store.

**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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Hebden Bridge, HX7 7BL.

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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**

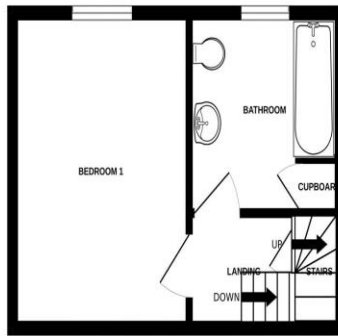
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# 14 Glen View Street, Cornholme, Todmorden, OL14 8LT

GROUND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



2ND FLOOR  
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 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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