



Located in a popular residential area, handy for the town centre, station and Centre Vale Park, this garden fronted mid terrace house offers spacious two bedroom accommodation.

Comprising; living room with multi-fuel stove, kitchen, cellar, first floor double bedroom, large modern bathroom and large attic bedroom with the character dormer window and a skylight.

Double glazing and a gas central heating system are installed.

Offered with No Chain.

Viewing highly recommended.

- **Garden Fronted Terrace House**
- **2 Double Bedrooms**
- **Spacious Modern Bathroom**
- **No Chain - Viewing Essential**
- **Popular & Central Location**
- **Lounge With Multi-Fuel Stove**
- **Double Glazed & Gas Central Heating**
- **EPC EER (59) D**

Accommodation:

All measurements are approximate

Location

Conveniently located on the outskirts of Todmorden town centre, within approximately 0.5 miles of the station. Adelaide Street is a pleasant street of garden fronted terraces and is particularly handy for Centre Vale Park.

Living Room

13' 11" x 14' 10" (4.23m x 4.52m)

Front entrance door and double glazed window. Feature fireplace housing a multi-fuel stove, installed 2023. Radiator. Attractive wood laminate flooring. Stairs to the first floor landing and access to the kitchen.

Kitchen

6' 10" x 9' 6" (2.08m x 2.89m)

Fitted with a range of wall and base units with an inset stainless steel single drainer sink and mixer tap. Plumbed for a washing machine. Radiator. Part tiled surrounds. Double glazed rear window. Rear entrance door. Door to the cellar steps.

First Floor Landing

Double glazed rear window. Wooden stairs to the attic bedroom.

Bedroom 1

11' 3" x 14' 8" (3.42m x 4.46m)

Double glazed window to the front elevation. Radiator.

Bathroom

9' 6" x 9' 4" (2.90m x 2.85m)

A spacious bathroom, fitted with a modern white suite, comprising: wash hand basin with vanity unit, WC and panelled bath with shower over. Part tiled surrounds. Wall mounted gas central heating boiler. Radiator. Double glazed rear window.

Attic Bedroom

16' 6" x 14' 7" (5.04m x 4.45m) + stair recess

A large attic bedroom with the character dormer window plus Velux skylight. Radiator. Stained wooden floorboards. Access to eaves storage.

Garden

Small garden to the front. Shared rear yard/passageway.

Directions

Proceed from Todmorden town centre on the A646 Burnley Road. Pass the parade of shops, cafes and bars at Patmos and Adelaide Street has pedestrian access off here on the right, just after the Police Station. If driving, continue to Victoria Road, taking the first right and then second left.

Please Note

This property falls within a flood risk zone; medium risk for river flooding and high risk for surface water flooding. However, we are advised that the current owner, of 14 years, has never had a flood incident and has only ever noticed one instance of water ingress to the cellar.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

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

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.

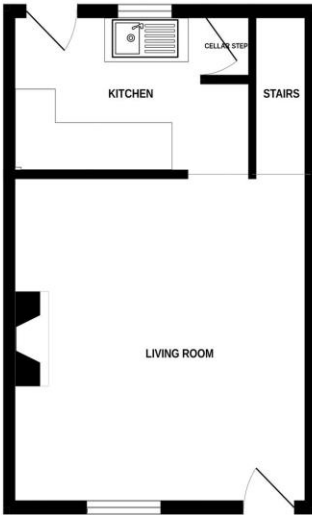
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Claire Sheehan

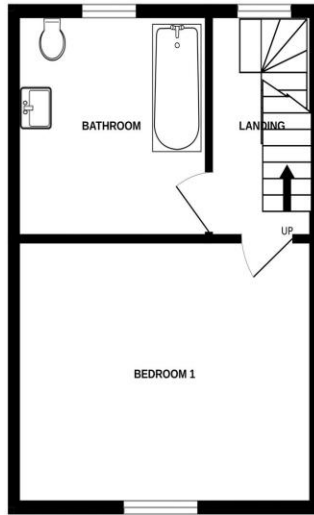
www.clairesheehan-estateagents.co.uk

7 Adelaide Street, Todmorden, West Yorkshire, OL14 5HT

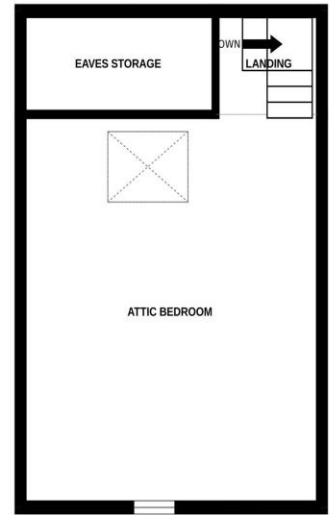
GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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 ©2024

