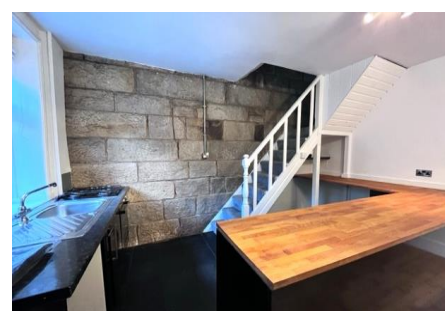




A stylish and very well presented back to back stone cottage, located just over 1.5 miles from Todmorden town centre & station and close to countryside walks. The accommodation comprises; open plan living to the ground floor with a stone fireplace, multi-fuel stove and stained wooden floorboards to the lounge area. The kitchen area has fitted base units with wood block worktops, a feature exposed stone wall and open plan staircase. To the first floor there is a double bedroom and spacious bathroom plus a large attic bedroom. Double glazing and a gas central heating system installed. Use of a separate garden area opposite. No Chain.

EPC EER (69) C



- Well Presented Back To Back Cottage
- Stylish Open Plan Living
- Spacious Bathroom
- Use of Garden Opposite
- 2 Double Bedrooms
- Multi-Fuel Stove To Living Area
- Small Cul-de-Sac
- No Chain

Accommodation:

All measurements are approximate

Location

Located within a no-through street, off the Burnley Road, A646, approximately 1.5 miles from Todmorden town centre and station. Centre Vale park, Todmorden sports centre and the local High School are within approximately 0.75 miles.

Front Entrance

Upvc double glazed front entrance door.

Open Plan Living

19' 4" x 12' 6" (5.89m x 3.82m)

The ground floor comprises of a contemporary style open plan living/dining and kitchen area.

Living Area

Decorative stone fireplace housing a multi-fuel stove and attractive wood flooring. Double glazed window to the front elevation. Radiator.

Kitchen Area

Feature exposed stone wall and open plan staircase to the first floor landing. Black gloss fitted base kitchen units with wooden work tops and an inset stainless steel single drainer sink with mixer tap. Built-in electric oven and gas hob. Tiled floor with trap door to the cellar. Double glazed window to the front elevation.

Bedroom 1

12' 9" x 10' 8" (3.88m x 3.26m)

Double glazed window to the front elevation. Radiator. Cupboard housing the gas central heating boiler.

Bathroom

7' 3" x 7' 8" (2.22m x 2.34m)

Fitted with a three piece modern white suite, comprising; panelled bath with shower over, WC and wash hand basin. Chrome heated towel rail and radiator. Extractor. Part tiled surrounds. Double glazed window to the front elevation.

Attic Bedroom

17'7" x 19' 0" (5.40m x 5.80m)

A large attic bedroom with restricted head height into the eaves. We are advised that insulation has been installed by the current owners. Recess spot lighting. Double glazed Velux skylight. Radiator.

Garden Opposite

There is use of a separate garden area opposite, which is not on the Title Deeds but has been used by owners of the house for several years. This is partially fenced with a gravelled seating area.

Tenure

This is a Leasehold property with a 996 year long lease commencing 1874. A nominal Ground Rent is payable, around £2.00 PA. 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

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.

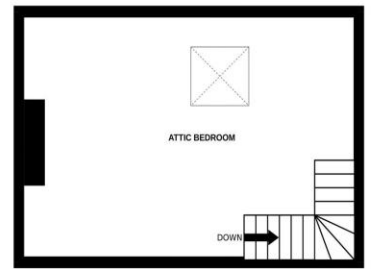
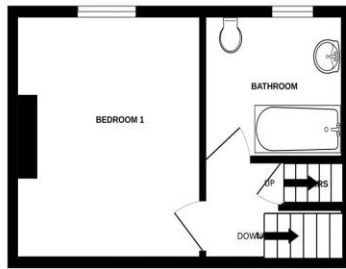
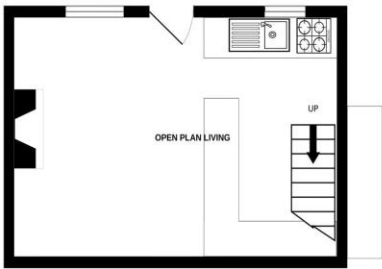
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Claire Sheehan

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4 John Barker Street, Todmorden, West Yorkshire, OL14 8HF

n.) approx



TOTAL FLOOR AREA : 702 sq.ft. (65.3 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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