



A character stone terrace cottage, located on the Todmorden hillside with a southerly outlook, wonderful valley views and a terraced garden. The cottage is offered with No Chain and has a gas central heating system installed with a newly fitted boiler. The double glazed accommodation comprises; open plan living/kitchen to the ground floor, first floor landing/hallway with rear access, a double bedroom and bathroom. There is also a large attic bedroom.

Fair View is an ideal spot for nature lovers and walkers, set within the wooded hillside. Todmorden centre and station are within approximately 2 miles. EPC EER (52) E



- **Wonderful Valley Views**
- **Terraced Gardens**
- **Open Plan Living**
- **Double Glazed Windows**
- **Character Stone Cottage**
- **2 Bedrooms**
- **Gas Central Heating (New Boiler)**
- **No Chain**

Accommodation:

All measurements are approximate

Location

Enjoying a superb semi-rural setting with a southerly outlook, on the Todmorden hillside. Knotts Road is situated in Lydgate, approximately 2 miles from Todmorden town centre and station. This is a delightful setting and the cottage boasts wonderful valley views to the front. Country walks through the woods and onto the moor are on your door step and the Staff of Life pub is a short stroll, at the bottom of Knotts Road/Burnley Road.

Front Entrance

There is pedestrian access only to the front of the terrace. Front entrance door with double glazed panes and canopy.

Open Plan Living/Kitchen

17' 11" x 13' 8" (5.45m x 4.17m)

Double glazed window to the front elevation with wonderful valley views. Practical laminate flooring. The kitchen area, to the rear, is fitted with a range of wooden wall and base units. Inset one and a half bowl sink with mixer tap. Built-in dishwasher and cooker hood. Useful understairs cupboard. Radiator. Stairs to the upper ground floor.

Landing/Hallway

Rear entrance door, with canopy. Internal wooden latch doors. Newly fitted carpet.

Bedroom 1

10' 4" x 11' 7" (3.14m x 3.53m) + wardrobes

Double glazed window to the front elevation with amazing views. Built-in double wardrobe. Radiator. Newly fitted carpet.

Bathroom

7' 6" x 7' 9" (2.28m x 2.35m) incl cupboards

Fitted with a three piece white suite comprising; corner bath with shower over, WC and wash hand basin. Radiator. Part tiled surrounds. Newly fitted flooring. Built-in cupboard housing a newly installed gas central heating boiler, with plumbing for a washing machine.

Attic Staircase

Wooden staircase opening into the attic bedroom. Double glazed window to the foot of the stairs and wooden latch door to the hallway.

Attic Bedroom

18' 3" x 13' 8" (5.56m x 4.17m) with some reduced head height

An attic room with exposed ceiling beams and double glazed Velux skylight. Newly fitted carpet. Radiator.

Rear Forecourt

Small seating area with views into the woods.

Front Gardens

There is a pleasant patio area to the front and steps lead down to several terraces. The gardens offer excellent potential and have formerly housed a wooden shed, with hardstanding remaining on the lower terrace.

Directions

From Todmorden town centre, take the A646 Burnley Road. Continue for almost 2 miles, passing Centre Vale Park and the High School on the left. Proceed through Lydgate and under the railway arches by Robinwood Mill. Take the first right hand turning, by the Staff of Life carpark, into Knotts Road. Number 15 is situated towards the top of this lane. Please note this is a narrow country lane and parking is limited. There are turning facilities at the top.

Tenure

This is a leasehold property with a long, 999 year lease, commencing July 1873. easements and a peppercorn ground rent apply, please refer to the Title Deeds.

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

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How To View This Property

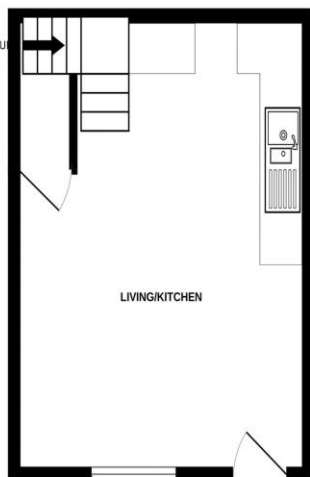
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

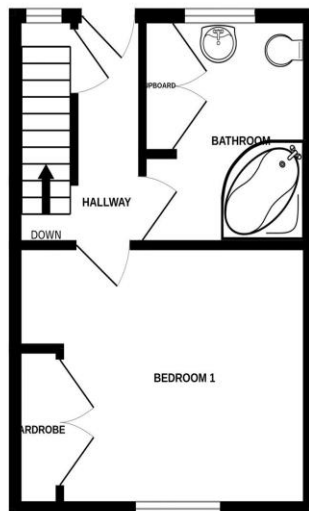
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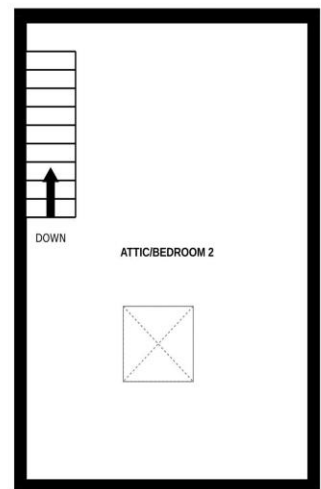
LOWER GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



UPPER GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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