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**Wheelwright Cottage, Walsden,
Todmorden, OL14 7SL**

OIRO £340,000



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**Wheelwright Cottage, 620 Rochdale Road, Walsden, Todmorden,
West Yorkshire, OL14 7SL**

Detached 4 Bedroom Property

2 Full Bathrooms

**Spacious Lounge & Dining
Kitchen**

Double Width Driveway

4 Double Bedrooms

Double Glazed Conservatory

Low Maintenance Gardens

No Chain - EPC EER (67) D

An individual and very spacious detached property, offering four bedroom accommodation with 2 double bedrooms and a bathroom to the ground floor plus 2 double bedrooms and a bathroom to the second floor. The ground floor accommodation also includes a generous lounge, double glazed conservatory and fitted dining kitchen. This versatile property offers lots of space to work from home, if required, and would suit a large family or couples. Externally, there are low maintenance gardens and a double width driveway offering private off-road parking. Double glazing and gas central heating system installed. Handy for Walsden village and station. No Chain.

Accommodation:

All measurements are approximate

Location

Located in Walsden village, within a few hundred yards from the local station and approximately 1.5 miles from Todmorden town centre.

Entrance Hallway

Double glazed front entrance door. Open plan wooden staircase to the first floor landing. Radiator.

Lounge

13' 5" x 15' 3" (4.09m x 4.65m)

A spacious lounge with living flame effect gas fire and decorative surround. Radiators. Double glazed windows to the side elevation and French windows to the conservatory.

Conservatory

12' 4" x 9' 10" (3.75m x 3.00m)

Upvc double glazed with door to the garden. Radiator.

Dining Kitchen

15' 3" x 9' 9" (4.65m x 2.98m)

Fitted with a range of modern design wall and base units. Inset ceramic single drainer sink with mixer tap. Part tiled surrounds. Plumbed for a washing machine. Gas central heating boiler. Radiator. Double glazed windows and rear entrance door.

Bathroom

9' 1" x 5' 6" (2.76m x 1.68m)

A spacious house bathroom, fitted with a modern white suite comprising; WC, wash hand basin and panelled bath with over bath shower. Part tiled surrounds. Chrome heated towel rail. Extractor. Double glazed window.

Bedroom 1

12' 8" x 10' 1" (3.85m x 3.08m)

A double bedroom with double glazed side window. Radiator. Ceiling coving.





Bedroom 2

10' 0" x 10' 5" (3.05m x 3.17m)

A second double bedroom with double glazed side window. Radiator. Ceiling coving.

First Floor Landing

Laminate wood flooring. Double glazed Velux skylight. This spacious landing could easily fit a desk and be used as a study area if desired. Radiator. Built-in storage cupboard.

Bedroom 3

15' 1" x 10' 0" (4.60m x 3.06m)

Double glazed window to the side elevation. Radiator.

Bedroom 4

15' 1" x 10' 0" (4.60m x 3.05m) max

Double glazed window to the side elevation. Radiator. Access to an eaves storage area.

Second Bathroom

7' 10" x 4' 11" (2.39m x 1.49m)

A second bathroom, fitted with a panelled bath, WC and wash hand basin. Electric over bath shower. Part tiled surrounds. Radiator. Double glazed Velux skylight.

Gardens

There are low maintenance gardens which include a level lawn to the front and paved patio to the side and rear. A timber garden shed provides excellent storage. External coach lights and security lights. The gardens have fenced boundaries.

Driveway

A double width block paved driveway provides private off-road parking for 2 cars.

Directions

From Todmorden town centre take the A6033 Rochdale Road and head out of Todmorden centre towards Walsden and Littleborough. After approximately 1.2 miles you will reach Walsden village and pass the station on the right hand side. Wheelwright Cottage is located on the right hand side, just after the turn-off for Winterbutlee Road.

Tenure

This is a **Freehold** property. Restrictive covenants and easements apply, please refer to the Title Deeds

Council Tax

Band E

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.

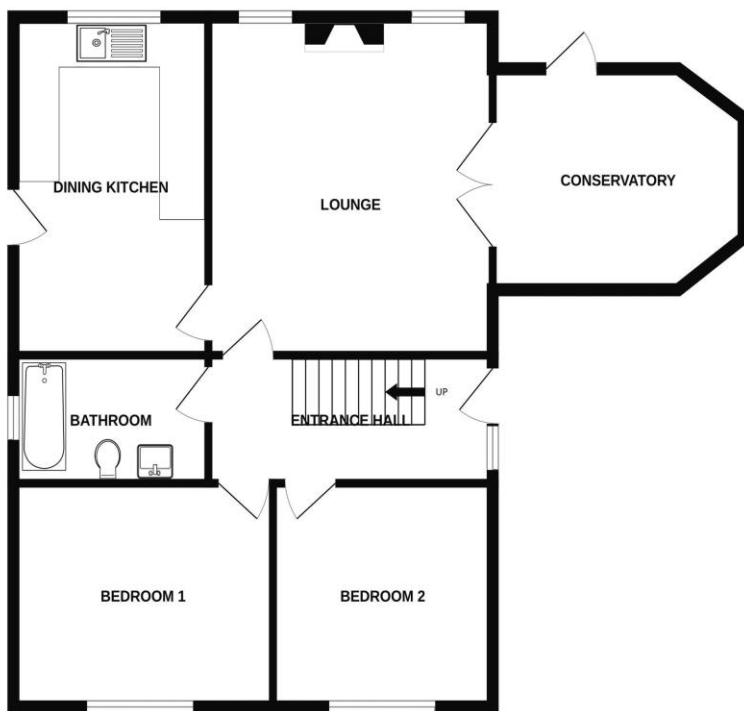
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How To View This Property

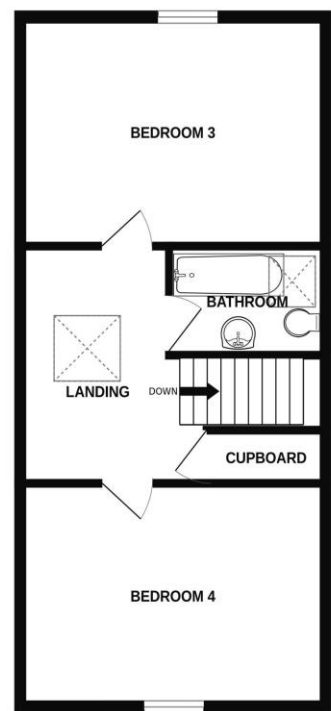
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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