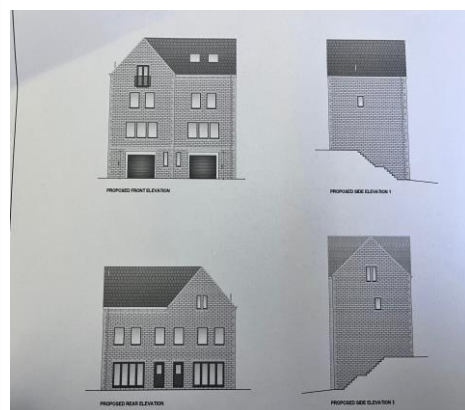




Just released - a pair of semi-detached family homes, forming part of a small development on the Todmorden hillside with a sunny southerly outlook. These substantial properties offer versatile accommodation, arranged over 4 floors. Number 18 comprises approx 192 square meters including an integral garaging and utility room to the ground floor, 4/5 bedrooms with a feature Juliet balcony to the master bedroom. Completed to a high specification, by a long established local family builders, constructed with Yorkshire stone and natural blue slates. They combine contemporary styling with eco friendly energy solutions. Buyers can personalise their New Home by selecting a kitchen of their choice from within an allocated budget. For further details and a site visit - please contact Claire Sheehan Estate Agents.



- **New Build Semi-Detached Home**
- **Open Plan Living-Dining-Kitchen**
- **Eco Friendly Energy Solutions**
- **Integral Garage & Utility Room**
- **4/5 Bedrooms - Master En-Suite**
- **Contemporary Design Features**
- **Personalise & Select Your Kitchen**
- **EPC EER TBC**

**Accommodation:**

*All measurements are approximate*

**Location**

Forming part of a small development, off Ashenhurst Road in Todmorden. The cul-de-sac is slightly elevated and Number 18 commands wonderful views to the front. The location is certainly convenient, being within approximately 0.8 miles of Todmorden town centre and station. The local High School is within 0.3 miles and there are 3 local Primary Schools within 0.5 miles. Todmorden's beautiful Centre Vale Park and leisure centre are also on the door step and for the more adventurous, there are several hilltop and moorland walks in the vicinity.

**Specification**

This stylish semi-detached property has been constructed using Yorkshire stone for the outer walls with natural blue slate roof tiles, in keeping with the character of Todmorden. All windows and the Bi-fold patio doors are double glazed with high quality anthracite aluminium frames. There are attractive internal oak doors and a part oak staircase. An efficient gas combi boiler will be installed with radiators for the heating and hot water. Solar Panels with battery storage and inverter also installed, with an option for an Air Source heat pump, at an additional cost. Once completed the property will be backed by a 10 Year architect's warranty.

**Energy Solutions**

The property will have 6 solar panels with battery storage and an inverter feeding the electric board. An option exists, at additional cost, to include an Air Source Heat Pump, which would provide both heating, hot water and air conditioning. An EV charger will also be installed.

**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.

**Please Note**

Please note that we have used computer generated images, for illustration purposes only. Photographs have also been taken as stages reach completion to show the actual representation. All measurements are approximate and have been taken from architects plans. They should not be relied upon and are for guidance only. The site is in development and some of the original plans are being reviewed during the build.

**Directions**

From Todmorden town centre, take the A646 Burnley Road, heading towards Burnley. Continue for approximately 0.75 miles, passing the Cricket Ground and then Centre Vale Park on the left. After the High School, take the second right hand turning into Ashenhurst Road, the Hare & Hounds pub. Asher Drive is a left off here, just before the railway bridge. Proceed towards the far end of the cul-de-sac and Number 18 is located at the top on the right hand side.

**Council Tax**

Band TBC

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](mailto:enquiries@clairesheehan-estateagents.co.uk)

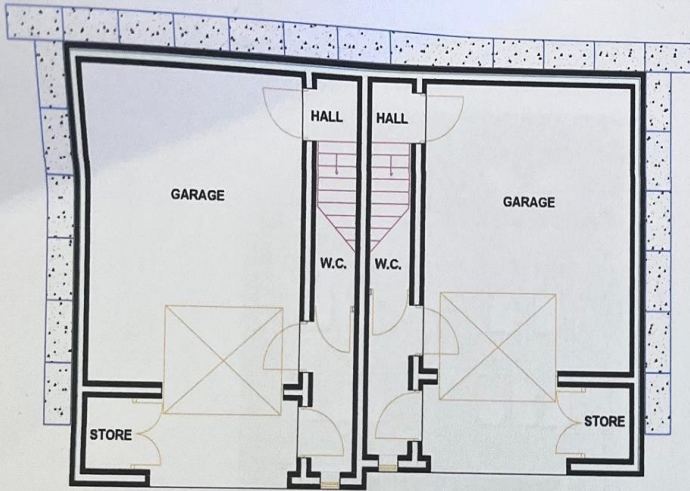
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular 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.

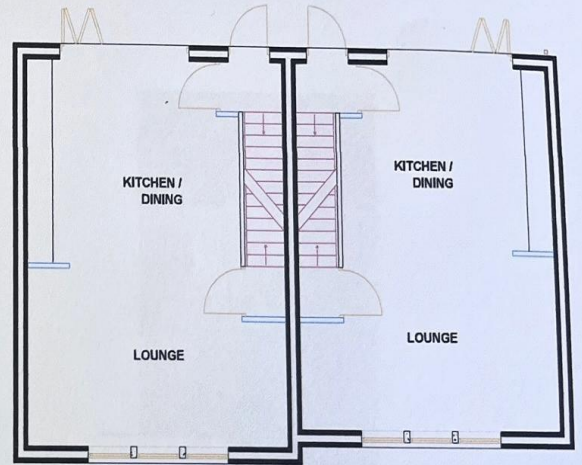
Claire Sheehan

[www.clairesheehan-estateagents.co.uk](http://www.clairesheehan-estateagents.co.uk)

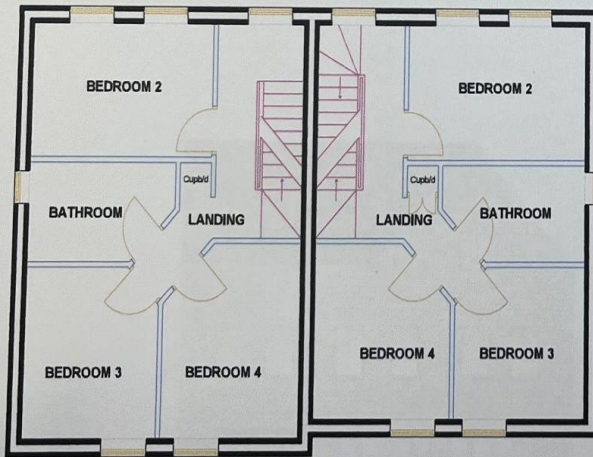
# 18 Asher Drive, Todmorden, West Yorkshire, OL14 8FG



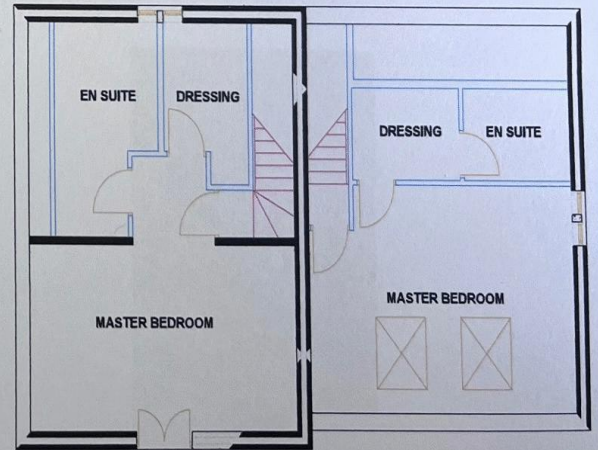
PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN