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**Asher Drive, Todmorden,
West Yorkshire, OL14 8FG**

£475,000



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16 Asher Drive, Todmorden, West Yorkshire, OL14 8FG

New Build Detached Property

Open Plan Living Area & Dining Kitchen

Eco Friendly Energy Solutions

Stunning Property - Viewing Essential

4 Bedrooms - Master En-Suite

Contemporary Design Features

Personalise & Select Your Own Kitchen

EPC EER (97) A

Nearing completion, a very stylish 4 bedroom detached property forming part of a small development on the Todmorden hillside. Completed to a high specification, with contemporary styling and eco friendly energy solutions, this detached property has to be seen to be appreciated. There is an opportunity for the buyer to personalise the property, liaising with the builders to select a kitchen of their choice, within a given budget. The local family builders have taken full advantage of the site position, with large patio windows to the rear enjoying the sunny southerly views. A block paved driveway provides ample private parking and the rear garden has been flagged and fenced. Comprising, entrance hallway with oak staircase, stunning open plan living/dining and kitchen space with wonderful views, a separate utility room with side access, ground floor cloaks/WC and snug sitting room or home office with patio doors to the front. To the first floor, the master en-suite bedroom and the second double bedroom will both have a Juliet balcony and amazing views. The third and fourth bedrooms have Velux skylights as does the stylish house bathroom.

Accommodation:

All measurements are approximate

Location

Forming part of a small development, off Ashenhurst Lane in Todmorden. The cul-de-sac is slightly elevated and Number 16 commands wonderful views to the rear of the wooded hillside. 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 detached property has been constructed with natural Yorkshire stone outer walls and blue slate roof, in keeping with the character of Todmorden. All windows and patio doors are double glazed with high quality anthracite aluminium frames. The house has an efficient gas combi boiler and radiators for the heating and hot water. Once completed the property will be backed by a 10 Year architect's warranty.

Energy Solutions

The property has 9 solar panels fitted with an inverter and battery storage of around 4kw. An optional extra is an Air Source Heat Pump which should run off the Solar Panels and batteries to provide summer air conditioning and winter hot air heating to the two main rooms. An EV charger is installed.





Entrance Hallway

Substantial aluminium front entrance door - stylish and very functional. Oak staircase with glass panels to the first floor landing.

Open Plan Living & Dining Kitchen Space

24' 7" x 27' 3" (7.5m x 8.3m) max dimensions

A contemporary open plan living and kitchen space, taking full advantage of the wonderful rear views and sunny southerly outlook. Two sets of sliding patio doors open out into the rear patio garden. An allowance has been budgeted for kitchen selection, meaning you can create an individual and highly personal kitchen. The allowance is for £20,000 at cost to the builders.

Utility Room

5' 7" x 8' 2" (1.7m x 2.5m)

To house the central heating system and with plumbing for a washing machine. Double glazed side entrance door.

Home Office/Snug Sitting Room

8' 6" x 11' 6" (2.6m x 3.5m)

A versatile room, located at the front of the house with patio doors.

First Floor Landing

Built-in linen cupboard.

Master Bedroom

15' 9" x 15' 4" (4.8m x 4.67m)

A stunning master bedroom having feature patio windows with Juliet balcony plus twin Velux skylights.

En Suite Bathroom

A stylish modern bathroom to include a fully tiled walk-in shower, wash hand basin and WC. Velux skylight.

Bedroom 2

15' 9" x 11' 9" (4.8m x 3.57m)

A second double bedroom with feature patio windows and Juliet balcony. Velux skylight.

Bedroom 3

8' 6" x 11' 9" (2.6m x 3.57m)

Velux skylight

Bedroom 4

8' 8" x 11' 9" (2.65m x 3.57m)

Velux skylight

House Bathroom

To be fitted with a stylish white suite comprising; panelled bath with over bath shower, WC and wash hand basin. Velux skylight.

Rear Garden

Flagged patio and gravelled areas. Walled and fenced boundaries. Distant valley views. External lighting.

Driveway

A block driveway provides off road parking. The block work extends to the side of the property.

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.

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.

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. Asher Drive is a left off here, just before the railway bridge. Proceed towards the far end of the cul-de-sac and Number 16 is located on the left hand side.

Council Tax

Band TBC

Calderdale MBC Council Tax – 01422 288003

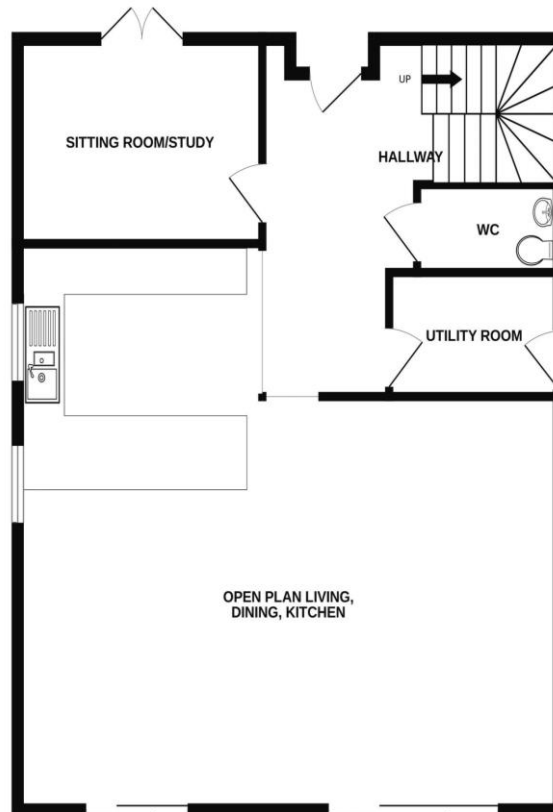
Tenure

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.

enquiries@clairesheehan-estateagents.co.uk



TOTAL FLOOR AREA : 17

Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are omission or mis-statement. This plan is for illustrative purposes only and is not intended to be a contract. The services, systems and appliances are as shown and are subject to their operability at the time of the visit. Made with

