

Claire Sheehan

Estate Agents  
01422 842007



**Ridge Bank, Todmorden,  
West Yorkshire, OL14 7BA**

**OIRO £395,000**



Claire Sheehan Estate Agents  
Suite 3, Hawkstone House, Valley Road, Hebden Bridge, West Yorkshire, HX7 BL  
[www.claresheehan-estateagents.co.uk](http://www.claresheehan-estateagents.co.uk)

# 8 Ridge Bank, Todmorden, West Yorkshire, OL14 7BA

## Victorian Semi-Detached House

### 4 Double Bedrooms

### Sitting Room With Bay Window

### Useful Basement Room

## Substantial Family Home

### Modern Bathroom & Shower Room

### Dining Room & Contemporary Kitchen

### Wonderful Views & Patio Garden

Enjoying an elevated setting, off the beaten track yet really handy for Todmorden town centre amenities, this imposing Victorian semi-detached family home must be seen to be appreciated. The spacious accommodation spans 4 floors and successfully blends period features with contemporary styling. The sitting room has a large bay window and the separate dining room is open plan to a modern fitted kitchen. The basement room is an ideal hobby space or family den. There are 4 double bedrooms, a character bathroom and separate shower room plus a ground floor cloaks/WC. Externally, you have a small forecourted garden and an elevated enclosed patio terrace to the rear. A gas central heating system is installed plus there are multi-fuel stoves to the main living rooms and double glazing, mostly character sash windows. A beautiful home - early viewing essential. **EPC EER (58) D**

#### Accommodation:

*All measurements are approximate*

#### Location

Ridge Bank is a small cul-de-sac, off the beaten track yet slap bang in the middle of Todmorden town centre. It is located just a few hundred yards from the railway station, bus station, the market and Centre Vale Park yet is a quiet cul-de-sac setting with no through traffic.

#### Forecourt Garden

Gated access to an enclosed forecourt patio garden, with steps leading to the front entrance door and useful under house bin storage. Direct access to the basement room. External cold water tap. Side steps lead to the rear garden with outside lighting.

#### Entrance Vestibule

Timber panelled front entrance door. Wooden parquet flooring and part tiled surrounds. Part glazed internal door to the hallway.

#### Hallway

An impressive hallway with wooden parquet flooring, decorative ceiling cornice and mouldings. Stairs to the first floor landing. Cast iron vintage style radiator.

#### Sitting Room

*13' 11" x 14' 2" (4.24m x 4.32m) + bay*

A lovely sitting room with large bay window to the front elevation, having double glazed sash windows and wonderful views over Todmorden. Vintage style cast iron radiators. Exposed brickwork to the chimney breast with multi-fuel stove and stone hearth.

#### Dining kitchen

The spacious dining kitchen is open plan yet retains distinct areas.





### Dining Area

10' 9" x 11' 9" (3.28m x 3.58m)

With attractive wooden flooring. Double glazed side window and side entrance door with stepped access. Feature fireplace housing a multi-fuel stove.

### Kitchen Area

11' 8" x 13' 10" (3.55m x 4.21m) + stair recess

A contemporary fitted kitchen with feature glazed roof allowing plenty of natural light. Fitted wooden base units with coordinated work tops, inset stainless steel sink and drainer with mixer tap. A range type stainless steel cooker and free standing dishwasher may be available by separate negotiation. Fitted chimney style cooker hood. Slate effect tiled flooring.

### Cloaks/WC

A useful ground floor WC with exposed brickwork and feature glass bricks. Housing a WC and wash hand basin. Part tiled surrounds. Recess spot lighting. Extractor.

### Lobby

Cast iron vintage style radiator. Door to the basement stairs.

### Basement Room & Stores

13' 9" x 17' 10" (4.20m x 5.44m) max

The basement is an undecorated space with exposed brick walls and a stone flagged floor. It is an ideal den or hobby space and has a brick and stone fireplace with small multi-fuel stove. A utility cupboard has plumbing for a washing machine. Power and light is laid on and there is a ceramic butlers style sink. Front entrance door leading to the forecourt. Two recessed areas, great for bike storage.

### First Floor Landing

Spacious first floor landing with staircase to the second floor. Wooden internal doors.

### Bedroom 1

13' 10" x 11' 3" (4.22m x 3.44m)

Double glazed sash window to the rear elevation. Built-in wardrobes. Stripped wooden floorboards. Cast iron vintage style radiator.

### Bedroom 2

14' 0" x 11' 8" (4.26m x 3.55m) to chimney breast

A second double bedroom again with a double glazed sash window. The wonderful views at the front, extend over Todmorden centre, towards the moor and Stoodley Pike. Built-in double wardrobe. Cast iron vintage style radiator.

### Bathroom

10' 6" x 5' 9" (3.20m x 1.75m)

A character bathroom fitted with a contemporary white suite comprising; free standing bath, corner shower enclosure, wash hand basin with wooden vanity stand and WC. Wooden flooring and exposed brick feature wall. Part tiled surrounds. Double glazed sash window to the front elevation.

### Second Floor Landing

Fitted shelving. Wooden internal doors.

### Shower Room

Fitted with a stylish modern suite comprising; glass and tiled shower enclosure, WC and wash hand basin with wooden vanity stand. Exposed ceiling beam. Double glazed Velux skylight.

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.

### Bedroom 3

14' 0" x 12' 4" (4.27m x 3.76m)

A wonderful double bedroom with double glazed sash window plus large Velux skylight. Exposed brickwork and ceiling beam. Radiator. Cast iron vintage style radiators.

### Bedroom 4

13' 10" x 12' 2" (4.21m x 3.71m) + recess

Another spacious double bedroom, with a useful study recess and fitted desk. Double glazed Velux skylight with far reaching views. Radiator. Exposed ceiling beam. cast iron vintage style radiator. Access via a retractable ladder to a boarded loft space.

### Loft Space

Majority boarded loft space, with restricted height but providing excellent storage. Light laid on.

### Rear Garden

Elevated patio garden to the rear, bordered by a stone retaining wall with woods beyond. This small elevated garden is the perfect spot for evening sun sets and offers distant valley views. Enclosed by metal railings and gated access to the side steps.

### Directions

From Todmorden town centre, follow the signs for the railway station onto Ridge Road. Turn slight right under the railway arches and Ridge Bank is a cul-de-sac on the right hand side, just after the footpath.

### Tenure

This is a Freehold property with restrictive covenants and easements, including a peppercorn rent charge. Please refer to the Title Deeds.

### Council Tax

Band B

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.

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



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.  
Made with Metropix ©2024

