



This stone end terrace house is tucked away at the end of a pedestrian street, conveniently placed for Todmorden town centre, within 0.5 miles of the local station and close to schools and Centre Vale Park. There is a paved patio garden to the front and a sunny southerly outlook.

The accommodation spans 3 floors and includes; entrance vestibule, separate lounge and dining room, kitchen, 2 first floor bedrooms plus a second floor bathroom and box room/bedroom 3.

The property would benefit from some updating yet offers excellent potential and is available with No Chain.

- End Stone Terrace House
- 2 Double Bedrooms
- Separate Lounge & Dining Room
- No Chain
- Southerly Outlook & Patio Garden
- Attic Box Room/Bedroom 3
- Excellent Potential
- EPC EER (13) G

**Accommodation:**

*All measurements are approximate*

**Location**

A quiet pedestrian street located off Ferney Lee Road, close to Todmorden town centre and Centre Vale Park. The station is conveniently located within approximately 0.5 miles.

**Entrance Vestibule**

Timber panelled front entrance door.

**Lounge**

14' 1" x 14' 4" (4.30m x 4.36m)

Double glazed window to the front elevation. Stone fireplace with electric fire. Ceiling coving.

**Dining Room**

9' 3" x 14' 4" (2.81m x 4.37m)

Double glazed windows to the side elevation with distant views plus single glazed rear window. Staircase to the first floor landing.

**Kitchen**

8' 11" x 8' 4" (2.71m x 2.54m)

The kitchen is fitted with vintage wall and base units and part tiled surrounds. Stainless steel single drainer sink. Plumbing for a washing machine. Double glazed side window and rear entrance door.

**First Floor Landing**

Stairs to the second floor rooms. Double glazed rear window. Electric storage heater.

**Bedroom 1**

11' 4" x 15' 9" (3.46m x 4.80m) *into recess*

A large double bedroom with double glazed window, sunny southerly outlook and distant views.

**Bedroom 2**

11' 9" x 8' 10" (3.58m x 2.70m)

Double glazed rear window.

**Second Floor Landing**

**Attic Box Room/Bedroom 3**

7' 8" x 14' 3" (2.34m x 4.35m)

Double glazed skylight. Electric storage heater. Built-in cylinder cupboard.

**Attic Bathroom**

8' 6" x 11' 7" (2.59m x 3.53m)

Double glazed Velux skylight. Fitted with a three piece white suite comprising; WC, panelled bath and wash hand basin.

**Tenure**

This is an un-registered Leasehold property and a probate sale. The 999 year lease commenced 1st June 1909 with a nominal annual ground rent.

**Services**

Mains water supply, drainage and electricity are installed. There is no gas in the property although we are advised it is available on the street.

**Directions**

From Todmorden town centre take the A646 Burnley Road. Turn right onto Ferney Lee Road and Woodfield Street is the third right off here. Please note there is pedestrian access only to the front of the house.

**Council Tax**

Band A

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.

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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.

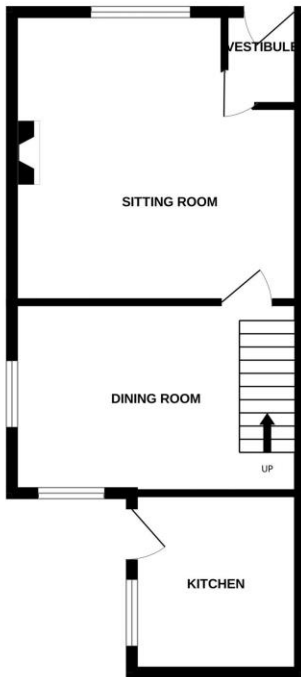
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Claire Sheehan

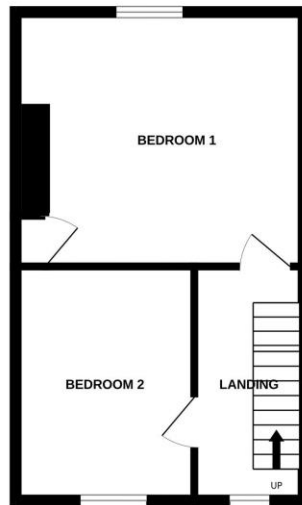
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# 18 Woodfield Street, Todmorden, West Yorkshire, OL14 5JP

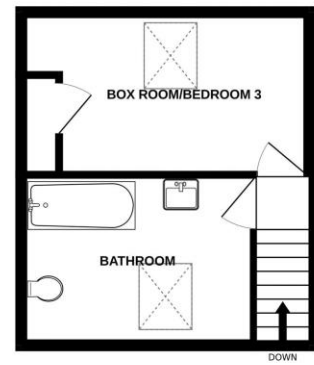
GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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