



A stylish modern terrace house, just a couple of years old, offering surprisingly spacious 3 bedroom family accommodation with gardens and parking. Being new build, the property is energy efficient with a B rated EPC and solar panels. Double glazing, a security alarm and a gas central heating system are installed. Comprising; entrance hallway, cloaks/WC, lounge, fitted dining kitchen with French windows to the gardens, 3 bedrooms including 2 doubles and a modern bathroom suite. The gardens are landscaped and fully enclosed to the rear and there is a double width driveway providing private parking for 2 cars. Forming part of a small cul-de-sac development in Cornholme, with dramatic hillside views, located approximately 2.5 miles from Todmorden centre and close to countryside walks.



- **Modern Town House - Built Circa 2022**
- **3 Bedrooms - Including 2 Doubles**
- **Dinng Kitchen With French Windows**
- **Cul-de-Sac Setting With Double Parking**
- **Energy Efficient Home With Solar Panels**
- **Stylish Modern Kitchen & Bathroom**
- **Enclosed & Landscaped Rear Garden**
- **EPC EER (90) B**

Accommodation:

All measurements are approximate

Location

Forming part of a small cul-de-sac development of stylish terrace houses, constructed circa 2022. Wicken Close is located close to countryside with several walks in the vicinity and a dramatic hillside backdrop. Cornholme village has a Primary School and a couple of village shops and pubs, with a regular bus service to Todmorden and Burnley. Todmorden centre is located within approximately 2.5 miles.

Entrance Hall

Double glazed front entrance door. Radiator. Attractive flooring.

Cloaks/WC

Housing a WC and wash hand basin. Extractor.

Lounge

17' 1" x 14' 6" (5.21m x 4.41m) + stairs

A spacious lounge with an open plan staircase to the first floor. Radiator. Attractive flooring. Double glazed window to the front elevation.

Dining Kitchen

11' 8" x 17' 6" (3.56m x 5.33m)

The kitchen area is fitted with a stylish range of gloss fronted wall and base units having coordinated work surfaces and an inset stainless steel single drainer sink with mixer tap. Integrated electric oven with gas hob and chimney style cooker hood. Cupboard housing the gas central heating boiler. Recess spot lighting. The dining area has a radiator and double glazed French windows to the rear garden. Attractive flooring.

First Floor Landing

Built-in storage cupboard. Loft access via a retractable ladder.

Bedroom 1

16' 3" x 10' 4" (4.95m x 3.15m)

A generous master bedroom with double glazed window to the front elevation. Radiator.

Bedroom 2

12' 6" x 9' 4" (3.82m x 2.85m)

A second double bedroom with double glazed rear window and wonderful views of the valley and hillside. Radiator.

Bedroom 3

9' 2" x 7' 10" (2.80m x 2.39m)

Double glazed rear window, again with hillside views. Radiator.

Bathroom

Fitted with a modern three piece white suite comprising; WC, wash hand basin and panelled bath with over bath shower and glass screen. Attractive tiled surrounds. recess spot lighting. Chrome heated towel rail. Double glazed window.

Rear Garden

The delightful rear garden has been landscaped with four levels including a stone flagged patio, gravelled tier and grassed tiers with stone steps leading to the bottom of the garden and gated access onto Pudsey Road. The garden is enclosed by fencing and enjoys a sunny southerly outlook.

Private Parking

A block paved driveway provides off road parking for 2 cars at the front.

Service Charge

As is common with modern developments, a rent charge/service charge will be applied to cover maintenance of the private road. We are awaiting further details of the Management Company and these charges, which the developers are in the process of finalising now the development is completed.

Tenure

This is a Freehold property. Restrictive covenants and easements apply including a service charge to the Estate Management company for upkeep of the private road. Please refer to the Title Deeds for full details.

Council Tax

Band C

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.

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

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Directions

From Todmorden town centre take the A646 Burnley Road. Head out of Todmorden and after approximately 2 miles you will enter Cornholme. pass through the village turning right onto Pudsey Road, just before the railway bridge. Wicken Close is first left off here and Number 4 is located on the left hand side as you enter the cul-de-sac.

How To View This Property

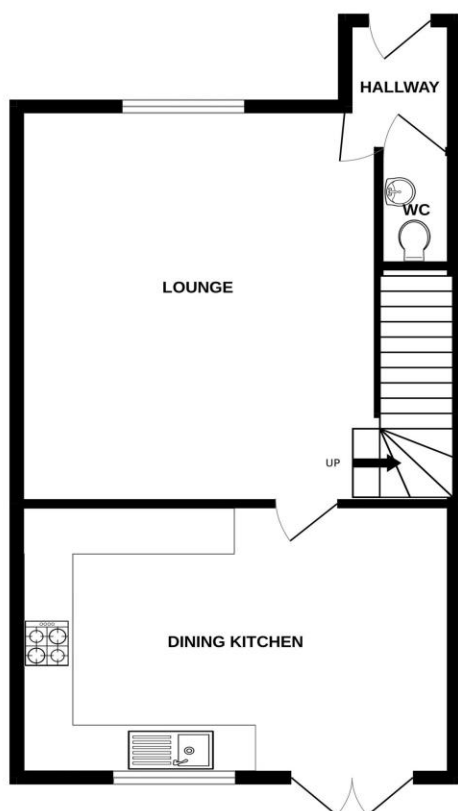
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

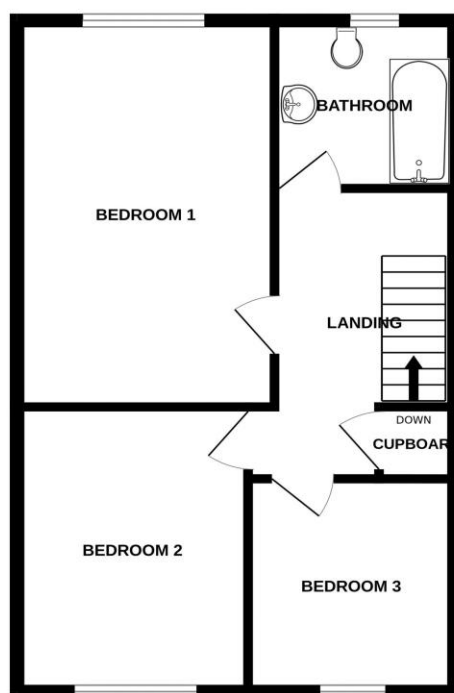
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GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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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