



A corner stone terrace house, located in Cornholme village on the outskirts of Todmorden, to a pleasant cobbled, no-through street. This surprisingly spacious property was once a shop but has been a family home for several decades.

Comprising; entrance lobby, sitting room with multi-fuel stove, spacious dining kitchen, useful cellar, 2 first floor bedrooms and a bathroom plus a large attic room. Double glazing and a gas central heating system installed with a new boiler in 2020.

EPC EER (59) D



- Stone Corner Terrace House
- Spacious Dining Kitchen
- Useful Cellar
- Double Glazed
- 3 Bedrooms Including The Attic
- Sitting Room With Stove
- Gas central Heating (New Boiler 2020)
- EPC EER (59) D

Accommodation:

All measurements are approximate

Location

This corner terrace house is located on the corner of Burnley Road and Glen View Street, in Cornholme. Glen View Street is a cobbled no-through street, in the village centre. Todmorden town centre is within approximately 2 miles with a regular bus service along the Burnley Road.

Entrance Lobby

Upvc front entrance door. Door to the staircase.

Sitting Room

13' 1" x 11' 6" (4.00m x 3.51m)

Double glazed window to the front elevation. Decorative fireplace housing a multi-fuel stove. Radiator. Door to the cellar steps.

Dining Kitchen

13' 1" x 10' 2" (4.00m x 3.10m)

A spacious dining kitchen fitted with a range of wall and base units with an inset stainless steel single drainer sink and stainless steel cooker splashback with cooker hood. Practical tiled flooring. Plumbed for both a washing machine and dishwasher. Recess ceiling spot lights. Radiator. Part tiled surrounds. Extractor. Double glazed window to the side.

Cellar

A useful cellar space, below the sitting room.

First Floor Landing

Radiator. Door to the attic staircase.

Bedroom 1

13' 1" x 10' 4" (4.00m x 3.15m) into recess

Double glazed side window. Radiator.

Bedroom 2

7' 0" x 8' 8" (2.14m x 2.63m)

Double glazed window to the front elevation. Radiator.

Bathroom

6' 0" x 6' 7" (1.82m x 2.00m) + recess

Fitted with a three piece white suite comprising; WC, wash hand basin and panelled bath with shower over. Part tiled and part wood panelled surrounds. Radiator. Extractor.

Attic Room/Master Bedroom

13' 1" x 24' 3" (4.00m x 7.38m) with reduced head height

A large attic room with twin double glazed Velux skylights plus small double glazed side window. Exposed ceiling beams with reduced head height into the eaves. Radiator. Fitted wash hand basin and WC.

Tenure

This is a Leasehold property with a very long lease that expires in October 3871 and a peppercorn ground rent. restrictive covenants and easements may apply, please refer to the Title Deeds.

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

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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.

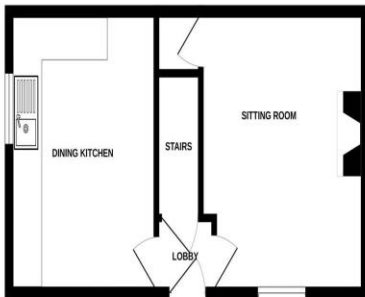
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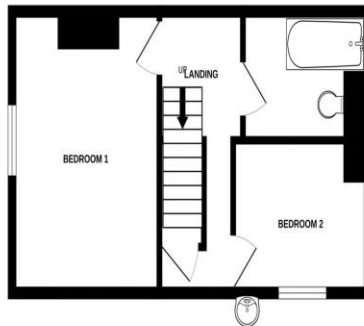
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1 Glen View Street, Cornholme, Todmorden, West Yorks, OL14 8LT

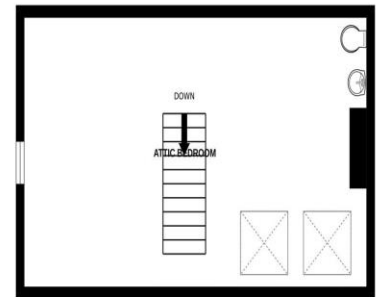
318 sq.ft. (29.6 sq.m.) approx.



R
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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