



Wanted - an Investor looking to acquire a Tenanted Property in Walsden Todmorden. This mid terrace house enjoys a pleasant setting, with sunny southerly views to the front and backing onto fields. The accommodation includes an entrance hallway, lounge, dining kitchen, useful store room/utility, cellar, 2 first floor bedrooms, bathroom and a large attic room. Double glazing and gas central heating installed. The property has a history of structural movement but was underpinned in 2024 and the work has a 10 year guarantee.

An ideal investment opportunity. Cash Offers invited.



- **Elevated Mid Terrace House**
- **Modern Fitted Kitchen & Bathroom**
- **Cash Offers Wanted**
- **No Chain**
- **3 Bedrooms Including The Attic Room**
- **Investment Opportunity**
- **Currently Tenanted**
- **EPC EER (56) D**

Accommodation:

All measurements are approximate

Location

Located very much off the beaten track, at the far end of Henshaw Road in Walsden, however, conveniently situated within approximately 0.25 miles from Walsden station and within 1.25 miles from Todmorden town centre. There are wonderful Southerly views to the front and a pleasant, wooded outlook to the rear. Excellent local walks, over the moors and through the woods.

Entrance Hall

Steps lead up to the Upvc front entrance door. Stairs to the first floor landing.

Lounge

13' 11" x 13' 8" (4.25m x 4.16m)

Double glazed window to the front elevation with a lovely sunny southerly outlook and valley views. Radiator. Decorative fireplace with multi-fuel stove.

Fitted Kitchen

9' 1" x 13' 8" (2.77m x 4.16m)

Stylish modern fitted kitchen. Built-in electric oven and gas hob with chimney style cooker hood over. Plumbed for a dishwasher. Cellar access. Double glazed rear window and entrance door.

Utility/Store

Plumbed for a washing machine. Double glazed rear window.

First Floor Landing

Door to the attic stairs.

Bedroom 1

10' 11" x 13' 8" (3.34m x 4.16m) + recess

A large master bedroom with built-in cupboard above the stairwell. Double glazed window to the front with wonderful views.

Bedroom 2

8' 6" x 10' 2" (2.58m x 3.10m)

Double glazed rear window with pleasant outlook. Radiator. Large understairs storage cupboard.

Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, WC and pedestal wash hand basin. Chrome heated towel rail. Double glazed rear window.

Attic Room

14' 6" x 15' 3" (4.43m x 4.66m) into eaves

A generous attic room, with reduced head height into the eaves. Double glazed Velux skylights to both the front and rear elevations with wonderful views. Radiator.

Front Garden

Low maintenance garden to the front, with a sunny southerly outlook and valley views.

Rear Yard

Paved yard to the rear with brick outhouse for storage and high bricked retaining wall. Steps lead up to a small terraced garden level, which backs onto fields.

Services

Mains gas and electricity laid on. Private Spring Water supply. Mains drainage via Yorkshire Water.

Directions

From Todmorden town centre, turn left at the roundabout onto Rochdale Road, A6033. Continue for approximately 0.5 miles passing the turn off for Bacup A681, and then take the next left hand turning into Hollins Road. Proceed for another 0.5 miles and turn left into Henshaw Road. This is a No-Through Road and quite a narrow lane. Heather Bank is the last terrace row located on the left hand side.

Council Tax

Band B

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.

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.

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How To View This Property

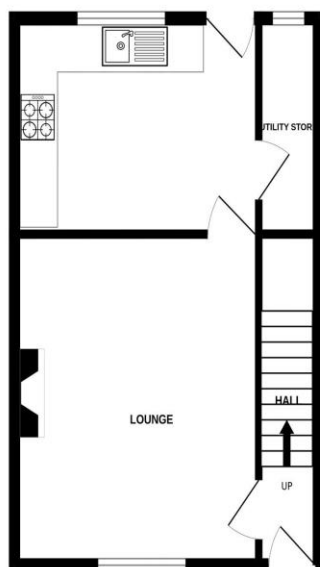
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

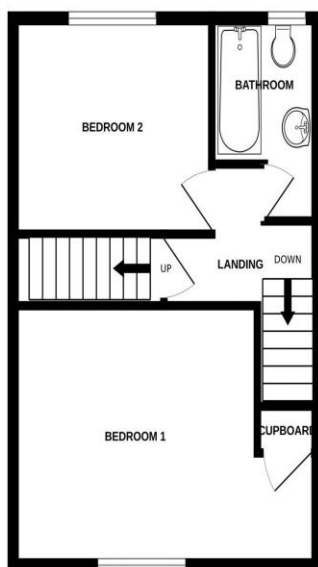
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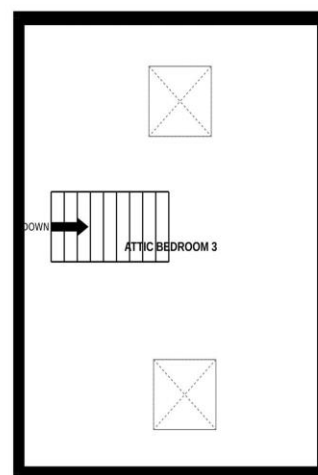
GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.5 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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