



A beautifully presented stone cottage, with a delightful garden frontage and distant valley views. Accommodation spans three floors with double glazing and a gas central heating system installed. Comprising; lounge/dining room with feature fireplace and stove, fitted kitchen, spacious first floor bathroom and double bedroom plus a large attic bedroom with a dormer window to maximise the views. A useful outhouse/store is located at the end of the terrace. Located on a back-to-back terrace row, off the Rochdale Road, to the outskirts of Todmorden, handy for both Walsden and Littleborough stations. Viewing essential.

EPC EER (67) D

- Beautifully Presented Stone Cottage
- Living Room With Stove
- Spacious Bathroom
- Wonderful Valley Views
- Delightful Patio Garden
- Smart Fitted Kitchen
- 2 Double Bedrooms
- Useful Outhouse/Store

Accommodation:

All measurements are approximate

Location

This delightful cottage forms part of a rear terrace row, located off the Rochdale Road. There are pleasant views of the surrounding countryside with several walks in the vicinity including the canal path. Buses run along the Rochdale Road, to both Todmorden and Littleborough. Walsden railway station is just over 1 mile and Littleborough station just over 3 miles, so particularly handy for rail commuters.

Front Garden

Pleasant paved patio garden to the front with stone walled boundary and wonderful views.

Living/Dining Room

13' 1" x 13' 8" (4m x 4.16m)

Double glazed front entrance door and double glazed window. Feature stone fireplace housing a multi-fuel stove. Radiator.

Kitchen

13' 1" x 7' 9" (4.00m x 2.35m)

Fitted with a range of wall and base units having contrast work surfaces and an inset stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and hob with cooker hood. Plumbed for a washing machine. Part tiled surrounds and slate tiled floor. Understairs storage cupboard. Radiator. Staircase to the first floor landing. Double glazed window to the front elevation.

First Floor Landing

Stairs the attic bedroom.

Bedroom 1

13' 1" x 13' 1" (4.00m x 4.00m)

A large double bedroom with wonderful views from the double glazed window. Decorative cast iron fireplace with stone surround. Radiator. Built-in cupboards to one recess.

Bathroom

8' 5" x 7' 9" (2.57m x 2.37m)

Fitted with a three piece white suite comprising; WC, wash hand basin and panelled bath with over bath shower and screen. Part tiled surrounds. Cupboard housing the gas central heating boiler. Double glazed window to the front elevation. Radiator.

Attic Bedroom

13' 1" x 21' 4" (4.00m x 6.50m)

A large attic bedroom with double glazed dormer window and wonderful hillside views. Radiator. exposed ceiling beams with reduced head height to the eaves.

Outhouse

A useful outhouse is located in a row at the end of the terrace. This is ideal for garden tools or bike storage.

Tenure

This is a Freehold property. Easements apply and there is subject to a perpetual yearly rent charge of £3.6s.2^d created by a Conveyance dated 21 December 1869.

Directions

From Todmorden town centre take the A6033 Rochdale Road, heading out of town towards Walsden and Littleborough. Continue for just over 2 miles, through Walsden village and passing Gordon Riggs garden centre on the left hand side. Throstle Street is accessed via a pedestrian pathway, to the rear of 943 Rochdale Road.

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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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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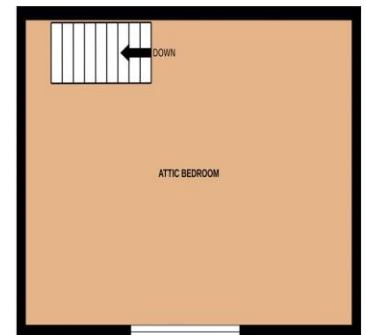
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16 Throstle Street, Walsden, Todmorden, West Yorks, OL14 6UG

GROUND FLOOR



1ST FLOOR



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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