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**Buckley View, Todmorden,
West Yorkshire, OL14 5JR**

£350,000



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9 Buckley View, Todmorden, West Yorkshire, OL14 5JR

Deceptively Spacious End Town House

Separate Lounge & Dining Room

Stylish Fitted Breakfast Kitchen

Integral Garage/Utility

Delightful Rear Gardens & Views

Double Glazed Conservatory

3 Generous Bedrooms

3 Car Driveway

A modern end town house offering deceptively spacious three bedroom accommodation with extra parking and generous gardens. Properties in this sought after cul-de-sac are seldom available and Number 9 must boast the best plot! There are delightful views to the rear and a southerly outlook. Internally, the accommodation comprises; entrance hallway and ground floor WC, lounge and separate dining room with patio doors, double glazed conservatory, fitted breakfast kitchen, 3 first floor bedrooms and a 4 piece bathroom. The integral garage is now used as a utility and store room, but could easily revert back if preferred. Easy maintenance rear garden and side driveway providing parking for 3 cars comfortably. Double glazing and gas central heating installed. EPC EER (TBC)

Accommodation:

All measurements are approximate

Location

Enjoying a sought after cul-de-sac setting just off Ferney Lee Road. This is an end property in a row of modern town houses, occupying a generous plot and with wonderful rear views. The setting is tucked away and secluded on a no-through road, but remains convenient for Todmorden town centre. The local station is within 0.5 miles and the park, sports centre and cricket ground are all within easy reach.

Entrance Hallway

Double glazed front entrance door. Built-in cloak cupboard. Staircase to the first floor landing. Radiator.

Cloaks/WC

Housing a modern white WC and wash hand basin with vanity unit. Part tiled surrounds and tiled floor. Extractor.

Lounge

15' 5" x 13' 1" (4.70m x 4.00m)

A spacious lounge having sliding patio doors to the rear elevation, with wonderful views of the wooded hillside beyond the gardens. Radiator. Attractive marble fireplace housing an electric fire.

Dining Room

16' 11" x 9' 10" (5.15m x 3.00m)

Sliding patio doors open through to the conservatory. Radiator.

Conservatory

9' 3" x 8' 9" (2.82m x 2.66m)

Double glazed conservatory with a sunny southerly outlook and wonderful views. Vertical radiator. Tiled floor. Door to the enclosed rear garden.





Breakfast Kitchen

13' 8" x 9' 10" (4.16m x 3.00m)

Fitted with a range of stylish wall and base units, having contrast work surfaces and matching breakfast table. Inset stainless steel single drainer sink. Built-in appliances include a fridge, dishwasher, electric double oven, electric hob and stainless steel chimney style cooker hood. Part tiled surrounds. Radiator. Double glazed window to the front elevation.

Garage/Utility

16' 5" x 9' 10" (5.00m x 3.00m)

Up and over garage door. The garage is now used as a utility and store room. Stainless steel single drainer sink unit with worktop. Plumbed for a washing machine and space for a dryer. Radiator. Walk-in understairs cupboard housing the gas central heating boiler.

First Floor Landing

Loft access.

Bedroom 1

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

Fitted wardrobes and matching dressing table. Access to useful eaves storage. Radiator. Double glazed Velux skylight with wonderful rear views.

Bedroom 2

14' 9" x 10' 0" (4.50m x 3.04m)

Fitted wardrobes and dressing table. Radiator. Double glazed Velux skylight with rear views. Useful eaves storage.

Bedroom 3

7' 9" x 13' 11" (2.35m x 4.23m)

A generous third bedroom again with access to useful eaves storage. Radiator. Double glazed Velux skylight to the front elevation.

Bathroom

11' 0" x 8' 11" (3.36m x 2.73m)

A spacious bathroom fitted with a four piece white suite, comprising: corner shower enclosure, panelled bath, WC and wash hand basin in vanity unit with matching wall cupboards. Part tiled surrounds. Radiator. Ceiling spot lights. Eaves storage. Extractor. Double glazed Velux skylight to the front elevation.

Gardens

Delightful garden to the rear, with an artificial lawn that never needs cutting! Established borders and fenced boundaries. A flagged patio area extends to the side of the house with a timber garden shed. Feature walling with steps leading down to an addition lower garden level. There are 3 former vegetable beds here - now filled with slate chippings. Open access to a rear access pathway. Gated access to the driveway. The front garden is stocked with a variety of plants and bushes.

Driveway

A tarmac driveway provides parking for at least three vehicles.

Directions

Leave Todmorden town centre on the A646 Burnley Road. After a short distance you will see the Cricket Ground and Centre Vale Park on the left hand side. Turn right into Ferney Lee Road and Buckley View is the second right off here.

Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title Deeds.

Council Tax

Band D

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.

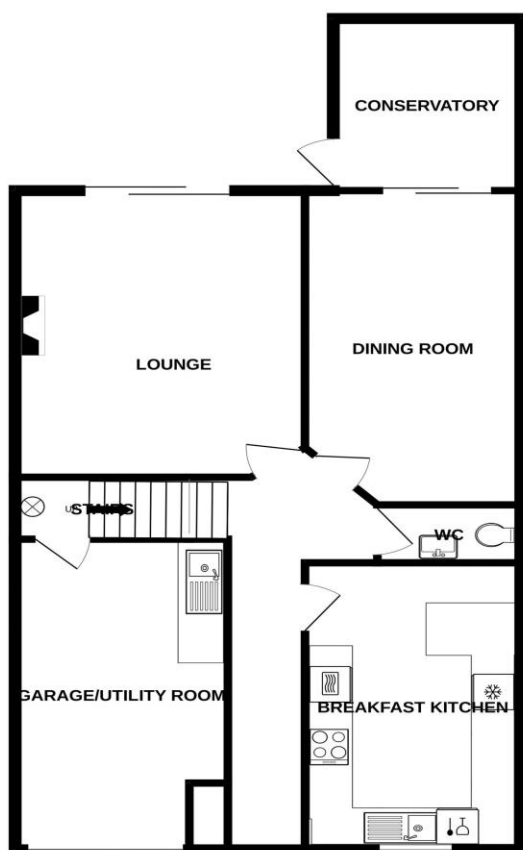
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How To View This Property

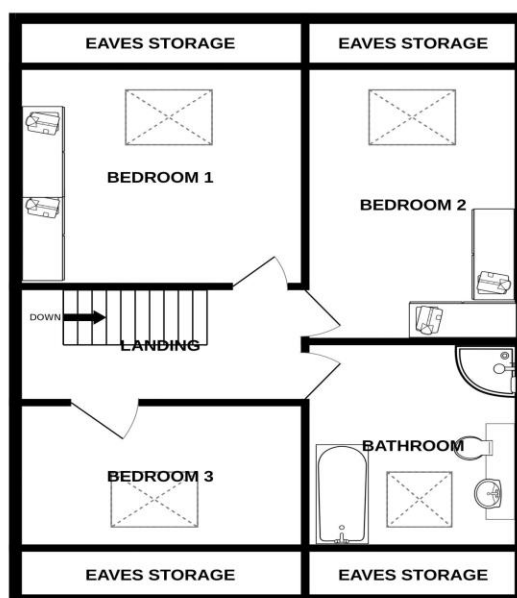
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.2 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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