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**Leywood Bottom, Dundee Road,
Todmorden, OL14 8JQ**

OIRO £500,000



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Leywood Bottom, Dundee Road, Todmorden, West Yorkshire, OL14 8JQ

Substantial Detached Family Home

2 Useful Attic Rooms

Family Bathroom & En-Suite Shower

Sunny Level Gardens

4 Generous Bedrooms

Large Double Garage/Workshop

Close To Open Countryside

Block Paved Driveway

A substantial detached stone property, located off the beaten track with wonderful views of the surrounding countryside, yet within 2 miles from Todmorden town centre and station. This large family home features a spacious open plan living/dining room with French windows opening into the rear garden and a stylish modern fitted breakfast kitchen with built-in appliances. There are 4 generous bedrooms to the first floor with an en-suite shower room to the master bedroom and a modern fitted family bathroom. The gallery landing has wonderful views of the hillside and a further staircase leads to 2 attic rooms, with potential for further bedrooms, office space or games/hobby rooms. The adjoining large double garage and workshop has utility space and a WC. To the rear are secure gardens with useful storage and outhouses. The gardens enjoy a southerly outlook and wonderful hillside views. Private parking is located to the side of the house. Double glazing and gas central heating system installed.

EPC EER (60) D.

Accommodation:

All measurements are approximate

Location

Located very much off the beaten track, bordering fields with hillside views from every window. Leywood is located within 2 miles from Todmorden centre and station.

Open Plan Living Room

26' 2" x 17' 8" (7.98m x 5.38m)

A spacious open plan room with beamed ceiling and wooden floor. Decorative stone fireplace, housing a multi-fuel stove. Double glazed windows to the front elevation and double glazed French windows giving garden access to the rear. Radiator. A room with lovely views and open plan access to an adjoining dining area or cosy sitting room space.

Dining Area or Sitting Room

12' 0" x 18' 10" (3.65m x 5.75m)

Feature open plan wooden staircase to the first floor landing. Wooden floor, ceiling beams and panelled recess. Attractive stone fireplace with multi-fuel stove. Radiator. Double glazed rear window with garden views. Double wooden doors to the breakfast kitchen.

Breakfast Kitchen

12' 9" x 14' 6" (3.88m x 4.43m)

Fitted with a range of modern design wall and base units with coordinated work surfaces and central island/breakfast bar. Inset single drainer one and a half bowl sink with mixer tap. Integrated electric double oven and 5 ring gas hob with chimney style cooker hood. Plumbing for a dishwasher. Walk-in pantry with shelving and light. Recess spot lighting. Radiator. Twin double glazed windows to the front elevation. Door to the cellar steps. Entrance door leading to the attached garage/workshop.





Cellar

There are 2 basement rooms and 2 coal stores. Stone flagged floor and tap with spring water supply.

First Floor Landing

Double glazed window to the rear with hillside views. Door to the attic stairs. Radiator.

Master Bedroom

11' 8" x 15' 1" (3.55m x 4.60m) incl wardrobes
Double glazed window to the rear with wonderful hillside views. Fitted wardrobes and dressing table. Door to the en-suite shower room.

En-Suite Shower Room

14' 1" x 6' 7" (4.28m x 2.0m) + recess
Fitted with a three piece white suite comprising; step-in shower enclosure with glass screen, WC and wash hand basin. Double glazed window. Chrome heated towel rail.

Bedroom 2

10' 10" x 13' 7" (3.30m x 4.13m) + wardrobes
A second generous double bedroom with twin double glazed windows to the front elevation and views of the surrounding hillsides. Radiator. Large walk-in wardrobes provide excellent storage space..

Bedroom 3

8' 4" x 13' 6" (2.55m x 4.12m) max into recess
Double glazed rear window with hillside views. Radiator.

Bedroom 4

10' 8" x 11' 2" (3.26m x 3.40m) max into recess
Double glazed window to the front elevation, with pleasant outlook. Radiator.

Family Bathroom

6' 6" x 13' 5" (1.97m x 4.08m)
Fitted with a stylish four piece white suite comprising; roll top bath, corner shower enclosure, WC and wash hand basin. Chrome heated towel rail. Part tiled surrounds. Cupboard housing a hot water cylinder. Double glazed side window.

Attic Room

16' 2" x 17' 6" (4.92m x 5.33m)
Stairs lead to this useful attic room which is floored and insulated. Double glazed side windows. Radiator. Access to an adjoining attic room or potential bedroom.

Attic Room 2

16' 2" x 16' 3" (4.92m x 4.96m)
Double glazed side window. Radiator.

Double Garage & Workshop With WC

23' 0" x 23' 0" (7.00m x 7.00m)
Upvc front entrance door plus door to the enclosed rear garden. Electric roll garage door. Power and light laid on with utility area having plumbing for a washing machine and a pot sink. Wall mounted gas central heating boiler. Useful WC to one corner. The garage has a ramp fitted which means there could be parking for 3 cars.

Rear Garden

Very private level garden to the rear with a hedged and fenced boundary. The garden has a decked area, lawn and paved patio area.

Outhouses

Within the rear garden 3 useful outhouses/stores, offering sizeable storage.

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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Side Driveway

Block paved driveway providing private off road parking for 2-3 vehicles, part of which is secured by metal gates.

Services

Mains gas, electric, water and drainage.
Sophisticated CCTV security system and sensor lighting.

Tenure

This is a Leasehold property with a 999 year lease commencing April 1880 and a peppercorn ground rent. Easements apply, please refer to the Title Deeds.

Council Tax

Band E

Calderdale MBC Council Tax – 01422 288003.

Directions

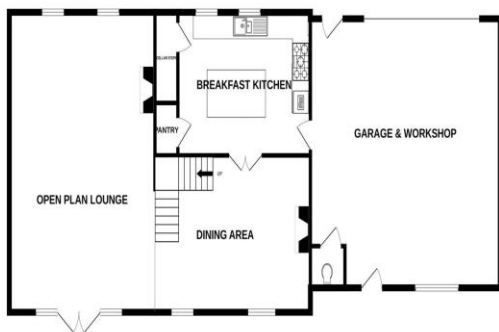
From Todmorden town centre take the A6446 Burnley Road, heading towards Cornholme and Burnley. Continue for approximately 2 miles and Dundee Road is a right hand turning, just a short distance after the Staff of Life pub. Proceed under the railway arch and Leywood is located on the right hand side.

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

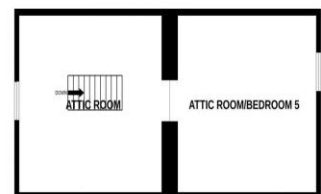
GROUND FLOOR
1452 sq.ft. (134.9 sq.m.) approx.



1ST FLOOR
937 sq.ft. (87.1 sq.m.) approx.



2ND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 2962 sq.ft. (275.2 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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