



A deceptively spacious garden fronted terrace house offering family size accommodation, located just outside of Todmorden town centre. Available with No Chain the property has double glazing and a gas central heating system installed. Comprising; rear entrance hallway, delightful sitting room, dining kitchen, 2 recently decorated first floor bedrooms and a refitted bathroom. Scope exists to develop the large attic, which is currently just used for storage. This large room has a high beamed ceiling and a double glazed Velux skylight. It would make a great master bedroom or could be divided to create two attic bedrooms. Storage is also available within the large cellar. Viewing Essential

EPC EER (58) D.

- **Garden Fronted Family Terrace**
- **2 Recently Decorated Bedrooms**
- **Sitting Room & Dining Kitchen**
- **Refitted Bathroom**
- **No Chain**
- **Large Attic Room With Great Potential**
- **Rear Entrance Hallway & Useful Cellar**
- **Gas central Heating & Double Glazing**

Accommodation:

All measurements are approximate

Location

Derby Street is a pleasant terrace row, located off the Halifax Road, approximately 0.5 miles from Todmorden town centre. There is pedestrian access only to the front with vehicular access to the rear, via Russell Street - a cul-de-sac. The railway station is within approximately 0.6 miles and bus stops are located at the top of the street, on Halifax Road.

Rear Entrance Hallway

Accessed via Russell Street. Timber panelled rear entrance door with double glazed fanlight. Double glazed rear window. Stone flagged floor. Part wood panelled surrounds. Staircase to the first floor landing. Access to the cellar. Radiator.

Sitting Room

14' 5" x 14' 2" (4.40m x 4.32m)

An attractive room with decorative fireplace and laminate wood flooring. Part wood panelled surrounds. Radiator. Double glazed window overlooking the garden, Rear entrance door with double glazed fanlight.

Dining Kitchen

14' 5" x 8' 2" (4.40m x 2.50m)

Fitted wall and base units with an inset stainless steel single drainer sink and mixer tap. Plumbed for a washing machine. Radiator. Laminate flooring. Double glazed rear windows with distant views.

First Floor Landing

Stairs to the attic room.

Bedroom 1

14' 8" x 14' 1" (4.47m x 4.30m)

A large master bedroom with double glazed window to the front elevation. Radiator.

Bedroom 2

14' 3" x 7' 3" (4.35m x 2.21m)

Double glazed rear window with distant views. Radiator.

Bathroom

6' 7" x 6' 1" (2.00m x 1.86m)

Fitted with a three piece modern white suite, comprising; WC, wash hand basin and panelled bath with electric shower over. Part tiled surrounds and tiled floor. Heated towel rail. Double glazed rear window.

Attic Room

26' 10" x 15' 0" (8.18m x 4.56m) incl store room

A very spacious attic room with high beamed ceiling and walk-in store room. Radiator. Double glazed Velux skylight. This room requires redecoration but offers excellent potential and is large enough to divide and potentially create 2 attic bedrooms.

Garden

Enclosed front garden with gated access and flagged patio.

Tenure

This is a Freehold property. Restrictive covenants and easements 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

**Suite 3, Hawkstone House, Valley Road,
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.

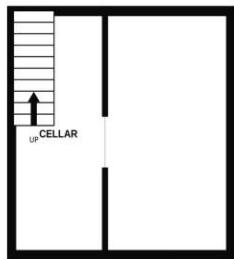
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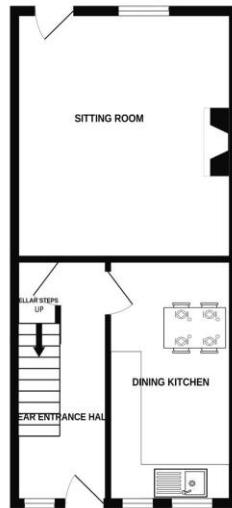
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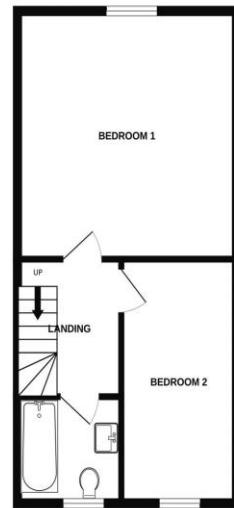
BASEMENT
203 sq ft. (18.8 sq.m.) approx.



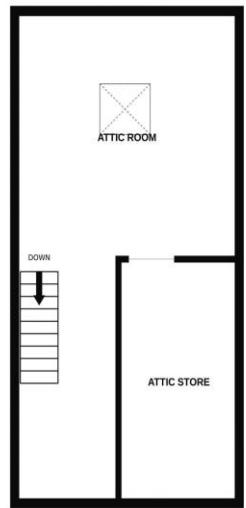
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.2 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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