



## 10 King Street, Todmorden

£157,500 Leasehold

Two bedroom mid-terrace property • Spread over three levels offering fantastic space. • Gas central heating and UPVC double glazed windows • Attractive rear yard/garden area with stone store. • Close proximity to Todmorden centre • Excellent road and rail links nearby for Manchester and Leeds. • Just a short drive away from Hebden Bridge



Located within close proximity to the centre of Todmorden is this attractive two bedroomed mid-terraced property set over three floors offering spacious accommodation and rear yard/garden. Easy access to shops, local amenities, country walks and Todmorden train station with commuting to Manchester and Leeds a breeze! Gas central heating and double glazed windows. Accompanied viewings via Face to Face estate agents.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- Spread over three levels offering fantastic space.
- Gas central heating and UPVC double glazed windows
- Attractive rear yard/garden area with stone store.
- Close proximity to Todmorden centre
- Excellent road and rail links nearby for Manchester and Leeds.
- Just a short drive away from Hebden Bridge



## **GROUND FLOOR**

### **Lounge**

13' 11" x 13' 5" (4.24m x 4.09m)

Spacious lounge, currently set up with dining table to front of lounge. Laminate flooring and UPVC window to front of property.

### **Kitchen**

7' 8" x 13' 5" (2.34m x 4.09m)

Kitchen with useful understairs storage area, UPVC double glazed window to rear and door leading to yard/garden.

## **FIRST FLOOR**

### **Landing**

10' 7" x 5' 6" (3.23m x 1.68m)

Leading to all first floor rooms stairs leading to second floor.

### **Bedroom**

10' 11" x 13' 5" (3.33m x 4.09m)

Good sized double bedroom with inset shelving to the right of the chimney breast.

### **Bathroom**

10' 11" x 7' 8" (3.33m x 2.34m)

Large and spacious bathroom with four piece suite including sperate shower cubicle and heated towel rail with window to rear of the property. Could easily be re-arranged to create extra storage if required.

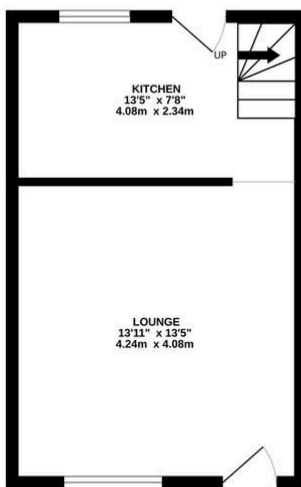
## **SECOND FLOOR**

### **Bedroom**

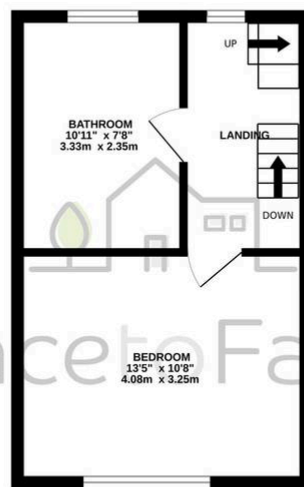
21' 7" x 13' 5" (6.58m x 4.09m)

Large double bedroom with x2 velux windows to the front and rear of the property offering lots of natural light and views over Stoodley Pike. Airing cupboard which currently houses 'Ideal' combi boiler.

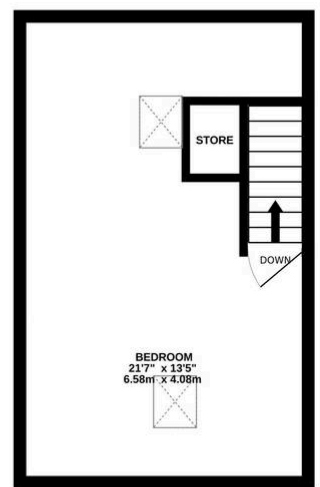
GROUND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



2ND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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