



1 GREEN WOOD FOLD

TODMORDEN, OL14 7AH

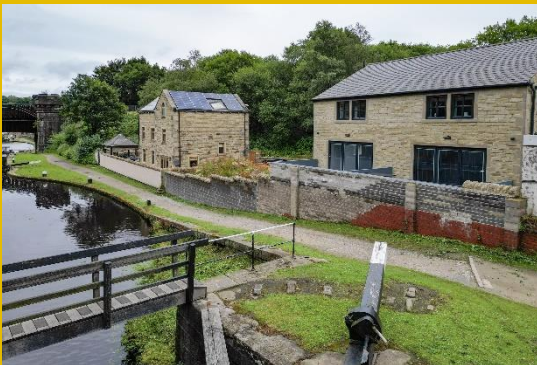
£325,000
FREEHOLD

Hansons Property are proud to bring to market this four-bedroom, semi-detached home. Green Wood Fold boasts modern décor throughout and offers picturesque views of the neighbouring canal. Located a short walk from both Todmorden and Walsden, this beautiful property affords easy access to all amenities and transport links. Offered with no chain.



1 GREEN WOOD FOLD

Four Double Bedrooms
Off Road parking and Garage
Off Grid Property
Open-Plan Living
Balcony with Scenic views of Canal
En-Suite



1 Green Wood Fold forms one of two newly built properties, located between Todmorden and Walsden and offering easy access to all amenities and transport links. The properties have been built to provide sustainable living with solar panel energy and a bore hole water supply.

The property comprises:

External:

Greeting the property, you are met with a wrap-around, Indian stone paved patio which provides a large space for outdoor seating. The driveway, accompanied by the garage, offers ample parking space, suitable for 3-4 cars.

Ground Floor:

Entrance Hall:

The entrance hall provides access to the first of 4 bedrooms, ground floor WC, garage and rear patio. It boasts grey wood-style laminate flooring and offers extra storage space beneath the stairs.

Bedroom one:

The downstairs bedroom is a large, versatile space currently in use as a bedroom but could be adapted to suit the buyer's needs: a study, office, etc. The room is accessible via the main entrance hall and, also, provides direct access to the rear patio

Downstairs WC:

Featuring a WC and washbasin units, the WC is set in a modern, grey-tiled surround.

Garage:

Providing space for 1 car, the garage also offers additional storage space and is fully equipped with heating and electricity, supplying the electric garage door.

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First Floor:

Kitchen/Diner:

The thoughtfully designed open-plan Kitchen/Diner boasts a modern décor with multiple white wall and base storage units, black wood-style laminate flooring and three radiators. LED lighting is utilized throughout, and the external dual-aspect windows come with a modern built-in blind control. The kitchen is equipped with integrated appliances, including a double-door fridge freezer, microwave, oven and gas hob. It also offers an isolated sink unit that doubles as a breakfast bar, providing a functional space fit for multiple purposes. The large bi-folding doors afford convenient access to the rear balcony, allowing for a blend of indoor and outdoor living.

Master Bedroom:

A large canal-side room, comfortably housing a double bed. It has an adjoining **En-Suite** fit with a shower unit, WC, washbasin and Bluetooth, touch-screen mirror.

Bedrooms Three and Four:

Two grey carpeted double rooms with a large windows allowing ample natural light.

Bathroom:

Cohesive with the other en-suite, the bathroom is set in a tiled surround and offers a separate bath, walk-in shower, WC and washbasin. This bathroom also benefits from a Bluetooth, touch-screen mirror.

Balcony:

The balcony has composite decking with LED lights a perfect way for enjoying the view of the canal and entertaining guests.

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Other Key Features:

Eco-Friendly and Off Grid:

Most of the utilities are off grid and are designed to reduce potential buyers' utility costs/environmental impact, whilst enhancing the property's self-sufficiency.

Solar panels have been fitted to provide a sustainable energy source.

There is an underground LPG gas tank which is accessible via the front patio for heating and cooking.

Additionally, a borehole supplies all 3 properties on the site as an independent water supply.

The property also benefits from main drainage.

Security:

A comprehensive CCTV system provides coverage throughout the property.

Location:

From Todmorden centre, travel down Rochdale Road for around 1km before turning right onto Bacup Road under the railway viaduct. At a suitable point, turn around to come back towards the railway viaduct, taking the left turn just before the viaduct and junction with Rochdale Road. Continue for 50m and the property is on the left-hand side.

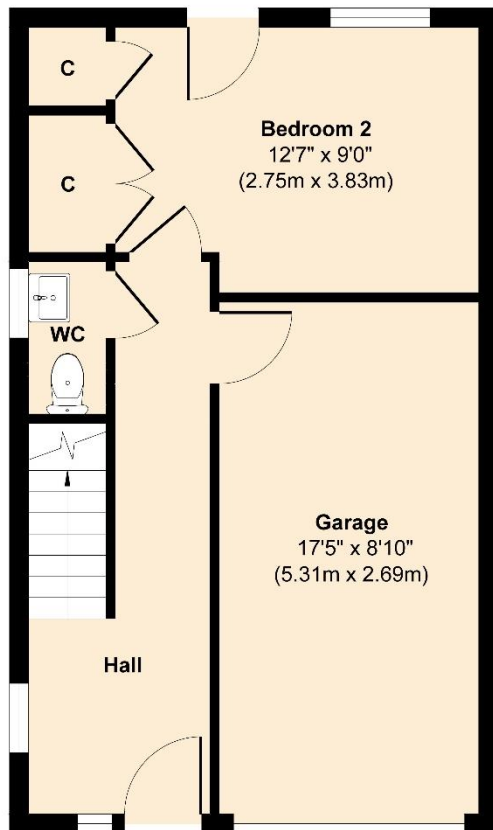


Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

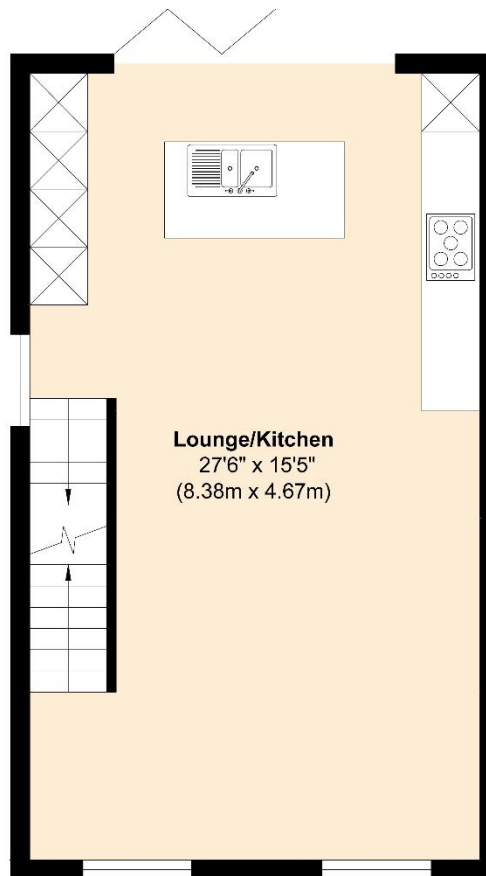
HANSONS' OPINION

Hansons are proud to bring to market this beautiful four-bedroom semi-detached. The property has several outstanding features and displays a modern interior throughout. Its open-plan design, accompanied by four double rooms, makes this a spacious home, perfect for a family and for entertaining guests. The property's self-sufficiency and eco-friendly approach make it extremely unique and a lot more attractive to those looking to reduce environmental impact.

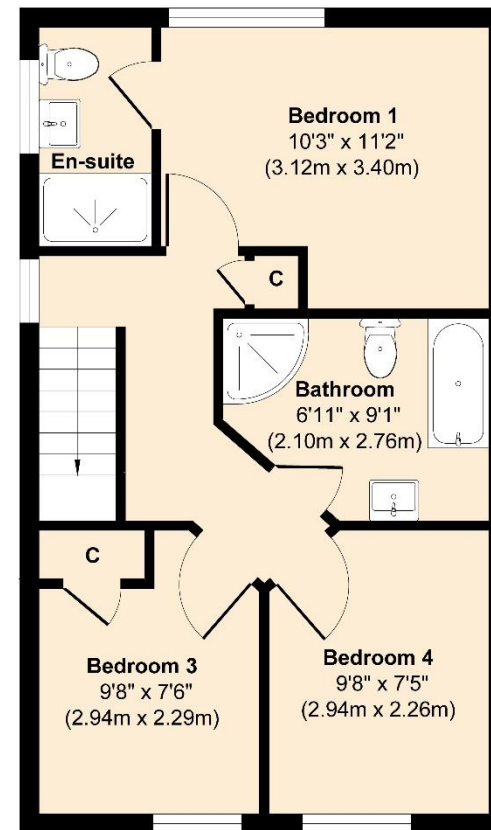
Approx. Gross Internal Floor Area
1230 sq. ft / 114.30 sq. m



Ground Floor
Approximate Floor Area
410 sq. ft
(38.10 sq. m)



First Floor
Approximate Floor Area
410 sq. ft
(38.10 sq. m)



Second Floor
Approximate Floor Area
410 sq. ft
(38.10 sq. m)

Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements