

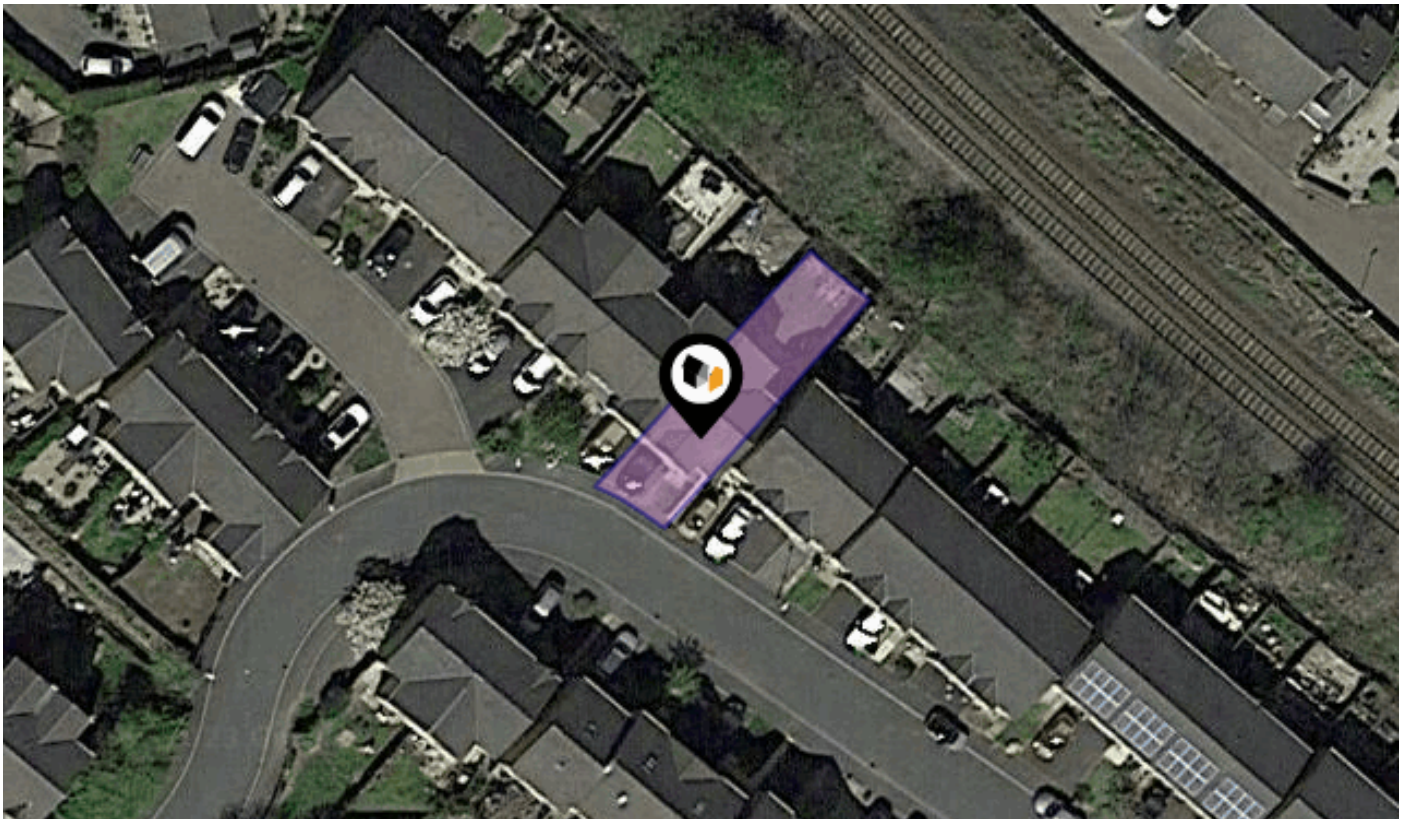


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 09th September 2023



35, HARE COURT, TODMORDEN, OL14 8DQ

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



Hi!

Thank you for downloading our Key Facts for Buyers report, we hope the information contained within is useful and informative for you.

Should you have any questions or would like to arrange a viewing please contact our office on

01706 648277

We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten-minute (no obligation) telephone consultation (at a time to suit you) One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Terraced	Last Sold Date:	28/11/2007
Bedrooms:	3	Last Sold Price:	£224,995
Floor Area:	1,603 ft ² / 149 m ²	Last Sold £/ft²:	£140
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	2007		
Council Tax :	Band C		
Annual Estimate:	£1,761		
Title Number:	WYK868693		
UPRN:	10035035077		

Local Area

Local Authority:	Calderdale
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







35, HARE COURT, TODMORDEN, OL14 8DQ



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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35 HARE COURT, TODMORDEN, OL14 8DQ

Energy rating

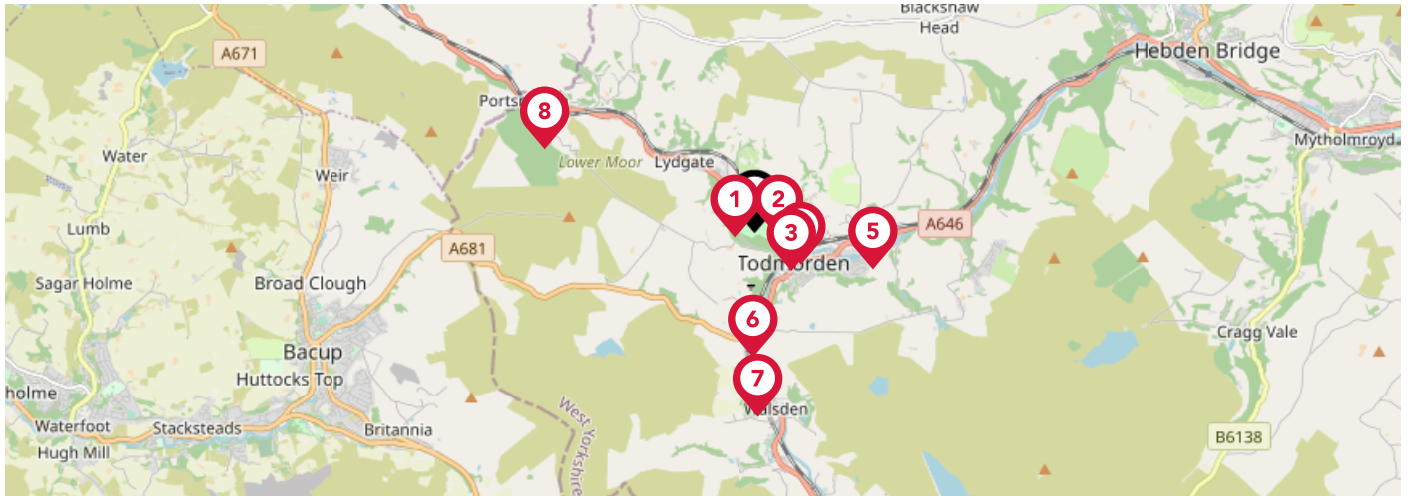
C

Valid until 08.01.2031

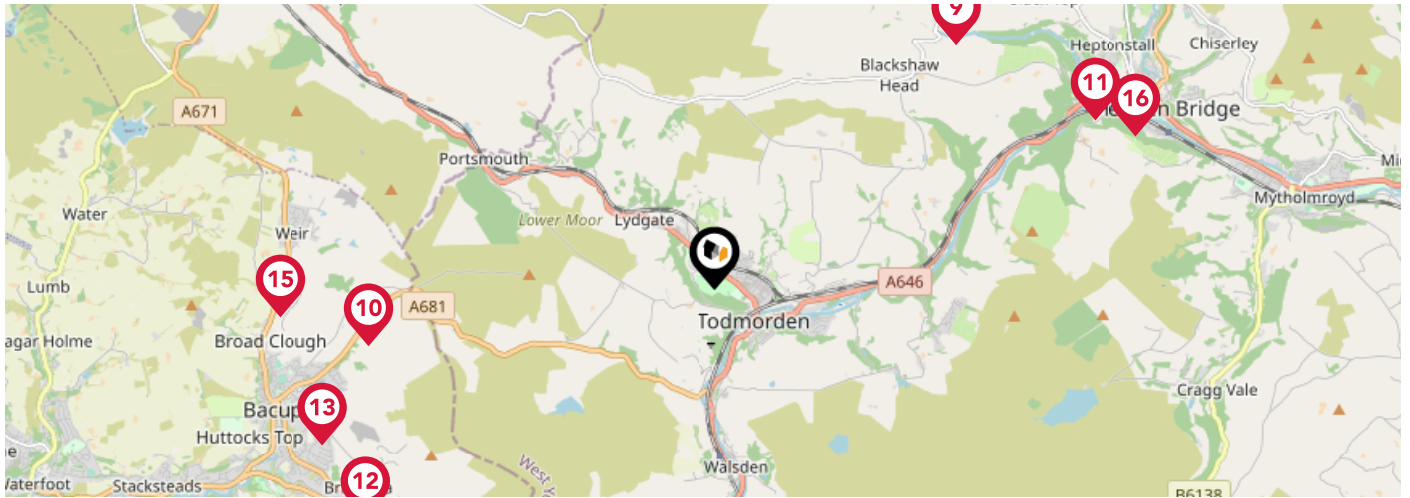
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

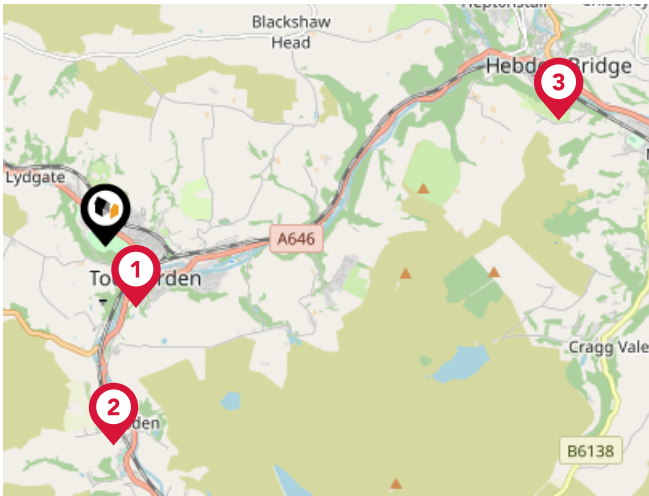
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	149 m ²



		Nursery	Primary	Secondary	College	Private
	Todmorden High School Ofsted Rating: Good Pupils: 850 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ferney Lee Primary School Ofsted Rating: Requires Improvement Pupils: 193 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Todmorden CofE J, I & N School Ofsted Rating: Good Pupils: 270 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Roman Catholic Voluntary Academy Ofsted Rating: Requires Improvement Pupils: 141 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Hill Primary School Ofsted Rating: Good Pupils: 262 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shade Primary School Ofsted Rating: Good Pupils: 203 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walsden St Peter's CE (VC) Primary School Ofsted Rating: Good Pupils: 165 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cornholme Junior, Infant and Nursery School Ofsted Rating: Good Pupils: 193 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

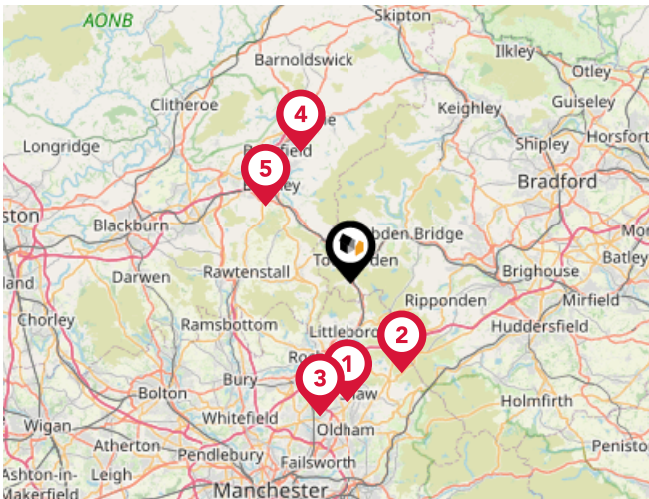


	Nursery	Primary	Secondary	College	Private
Colden Junior and Infant School Ofsted Rating: Good Pupils: 100 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sharneyford Primary School Ofsted Rating: Good Pupils: 67 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hebden Royd CofE VA Primary School Ofsted Rating: Good Pupils: 104 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Britannia Community Primary School Ofsted Rating: Good Pupils: 228 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 179 Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St John with St Michael Church of England Primary School, Shawforth Ofsted Rating: Good Pupils: 127 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Northern Primary School Ofsted Rating: Good Pupils: 195 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Street Infant and Nursery School Ofsted Rating: Good Pupils: 65 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



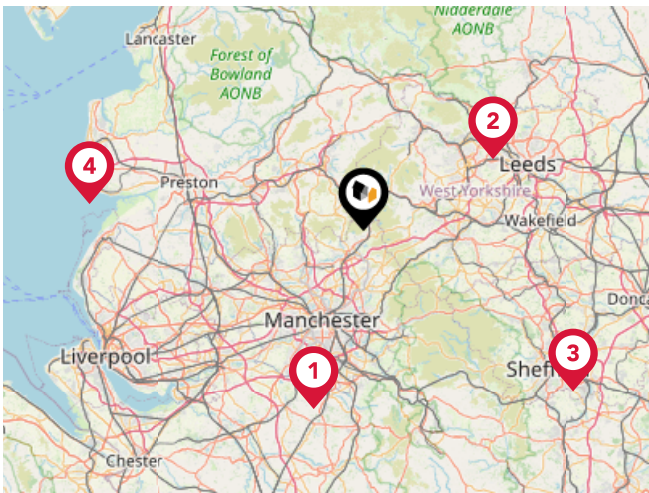
National Rail Stations

Pin	Name	Distance
	Todmorden Rail Station	0.6 miles
	Walsden Rail Station	1.75 miles
	Hebden Bridge Rail Station	4.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M62 J21	8.33 miles
	M62 J22	7.29 miles
	M62 J20	9.57 miles
	M65 J14	9.82 miles
	M65 J11	8 miles

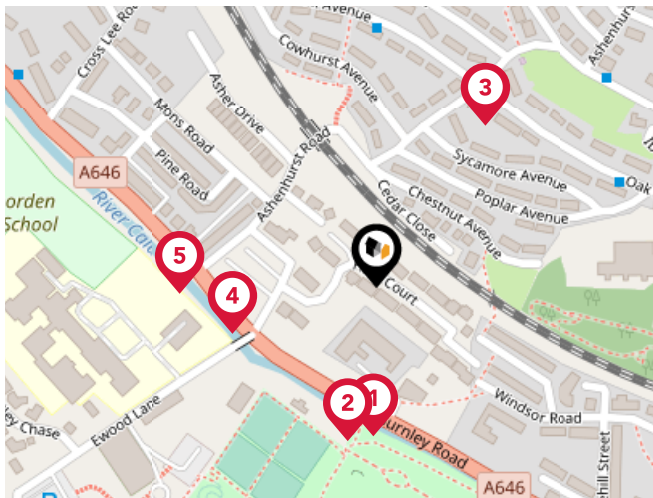


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	25.85 miles
	Leeds Bradford International Airport	20.88 miles
	Sheffield City Airport	37.32 miles
	Blackpool International Airport	38.46 miles

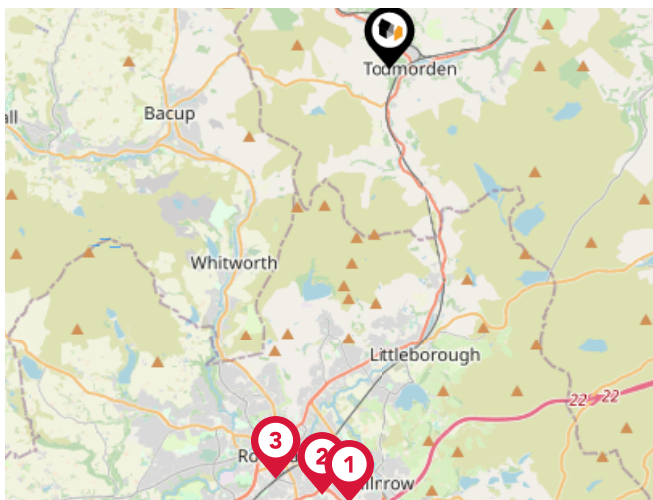
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Centre Vale Park	0.08 miles
2	Centre Vale Park	0.09 miles
3	Oak Ave Ashenhurst Road	0.11 miles
4	Todmorden High School	0.08 miles
5	Todmorden High School	0.11 miles



Local Connections

Pin	Name	Distance
1	Kingsway Business Park (Manchester Metrolink)	7.67 miles
2	Newbold (Manchester Metrolink)	7.58 miles
3	Rochdale Town Centre (Manchester Metrolink)	7.48 miles

23, Hare Court, Todmorden, OL14 8DQ					Terraced House
Last Sold Date:	31/03/2023				
Last Sold Price:	£255,000				
71, Hare Court, Todmorden, OL14 8DQ					Terraced House
Last Sold Date:	09/03/2023	25/07/2019	28/06/2013	30/01/2009	
Last Sold Price:	£280,000	£203,000	£142,000	£147,056	
12, Hare Court, Todmorden, OL14 8DQ					Semi-detached House
Last Sold Date:	10/08/2022	26/11/2007			
Last Sold Price:	£275,000	£229,950			
7, Hare Court, Todmorden, OL14 8DQ					Semi-detached House
Last Sold Date:	15/07/2022	14/11/2008			
Last Sold Price:	£240,000	£153,750			
52, Hare Court, Todmorden, OL14 8DQ					Terraced House
Last Sold Date:	28/04/2022	10/01/2020	26/02/2010		
Last Sold Price:	£305,000	£265,000	£165,000		
30, Hare Court, Todmorden, OL14 8DQ					Terraced House
Last Sold Date:	19/04/2022	10/01/2014	05/12/2007		
Last Sold Price:	£287,000	£145,000	£219,950		
65, Hare Court, Todmorden, OL14 8DQ					Semi-detached House
Last Sold Date:	19/11/2021	08/09/2016	29/03/2010		
Last Sold Price:	£262,500	£183,000	£165,000		
8, Hare Court, Todmorden, OL14 8DQ					Terraced House
Last Sold Date:	30/04/2021	01/05/2008			
Last Sold Price:	£237,500	£195,000			
39, Hare Court, Todmorden, OL14 8DQ					Semi-detached House
Last Sold Date:	12/03/2021	28/11/2008			
Last Sold Price:	£242,500	£119,697			
28, Hare Court, Todmorden, OL14 8DQ					Semi-detached House
Last Sold Date:	26/02/2021	27/05/2009			
Last Sold Price:	£263,000	£160,000			
2, Hare Court, Todmorden, OL14 8DQ					Semi-detached House
Last Sold Date:	18/12/2020	29/02/2008			
Last Sold Price:	£255,000	£215,000			
16, Hare Court, Todmorden, OL14 8DQ					Semi-detached House
Last Sold Date:	19/03/2020	02/08/2007			
Last Sold Price:	£225,000	£244,995			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

11, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	24/01/2020			
Last Sold Price:	£230,000			
50, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	18/01/2020	19/02/2010		
Last Sold Price:	£260,000	£169,995		
54, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	17/04/2019	07/12/2009		
Last Sold Price:	£215,000	£165,000		
3, Hare Court, Todmorden, OL14 8DQ	Semi-detached House			
Last Sold Date:	11/12/2018	28/11/2008		
Last Sold Price:	£187,500	£144,897		
43, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	02/11/2018	02/10/2017	16/11/2016	30/04/2008
Last Sold Price:	£172,000	£163,000	£160,000	£175,995
33, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	19/09/2018	26/11/2007		
Last Sold Price:	£175,000	£222,950		
63, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	31/08/2018	12/09/2008		
Last Sold Price:	£175,000	£124,999		
21, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	13/07/2018	30/03/2007		
Last Sold Price:	£200,000	£189,995		
40, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	20/03/2018	11/06/2008		
Last Sold Price:	£207,000	£242,995		
20, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	24/10/2017	27/11/2009	05/09/2008	
Last Sold Price:	£203,000	£165,000	£138,500	
69, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	11/08/2017	15/10/2010		
Last Sold Price:	£175,000	£150,000		
44, Hare Court, Todmorden, OL14 8DQ	Terraced House			
Last Sold Date:	07/02/2017	31/01/2008		
Last Sold Price:	£200,000	£244,995		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

56, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	14/10/2016	26/02/2010	
Last Sold Price:	£200,000	£169,995	
73, Hare Court, Todmorden, OL14 8DQ			Semi-detached House
Last Sold Date:	08/04/2016	27/06/2008	
Last Sold Price:	£180,000	£189,995	
75, Hare Court, Todmorden, OL14 8DQ			Semi-detached House
Last Sold Date:	29/10/2015	30/04/2008	
Last Sold Price:	£170,000	£192,995	
22, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	26/05/2015	24/04/2009	
Last Sold Price:	£185,000	£160,000	
61, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	17/04/2015		
Last Sold Price:	£145,000		
48, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	27/03/2015	12/03/2010	
Last Sold Price:	£182,000	£165,000	
24, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	17/10/2014	15/07/2009	
Last Sold Price:	£180,000	£165,000	
67, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	23/04/2014	21/05/2010	
Last Sold Price:	£167,000	£165,995	
25, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	21/02/2014	28/05/2010	07/09/2007
Last Sold Price:	£135,000	£160,000	£152,995
18, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	29/11/2013	31/01/2008	
Last Sold Price:	£155,000	£242,995	
46, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	21/06/2013	12/02/2010	
Last Sold Price:	£179,000	£165,000	
26, Hare Court, Todmorden, OL14 8DQ			Terraced House
Last Sold Date:	18/01/2013	18/09/2009	
Last Sold Price:	£167,000	£165,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

38, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 30/12/2009	
Last Sold Price: £165,000	
58, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 14/12/2009	
Last Sold Price: £169,995	
60, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 23/11/2009	
Last Sold Price: £170,000	
34, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 16/07/2009	
Last Sold Price: £163,000	
36, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 12/01/2009	
Last Sold Price: £165,000	
1, Hare Court, Todmorden, OL14 8DQ	Semi-detached House
Last Sold Date: 28/11/2008	
Last Sold Price: £129,147	
Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 14/11/2008	
Last Sold Price: £123,000	
47, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 15/08/2008	
Last Sold Price: £177,995	
42, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 13/05/2008	
Last Sold Price: £242,995	
45, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 23/04/2008	
Last Sold Price: £175,985	
41, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 03/04/2008	
Last Sold Price: £177,995	
5, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 31/01/2008	
Last Sold Price: £209,995	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

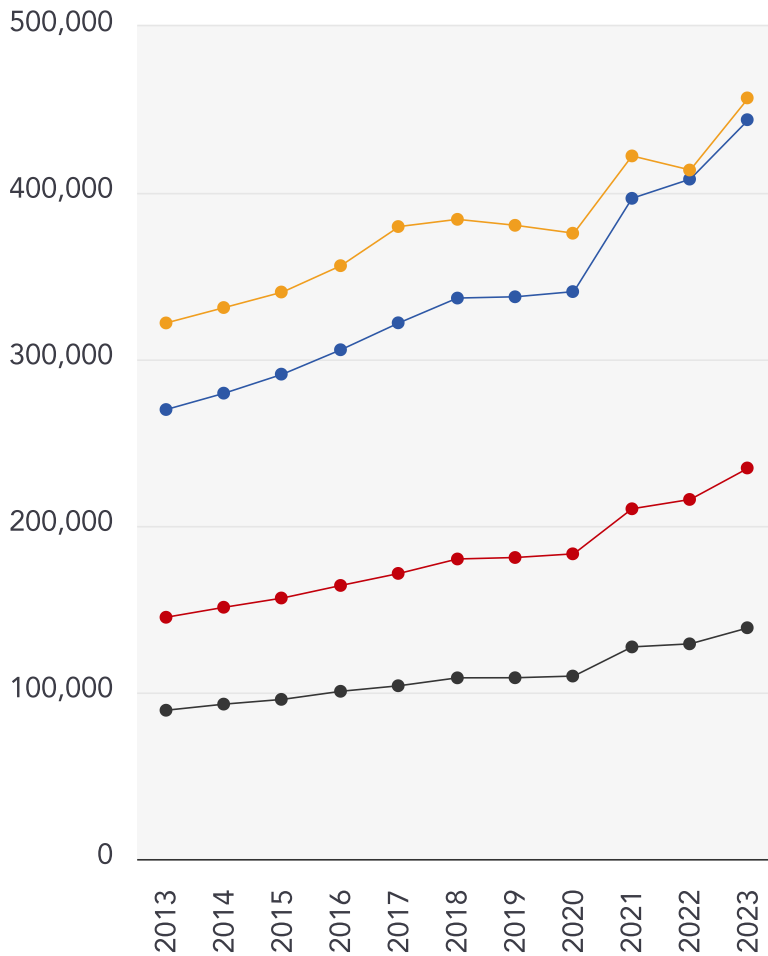
29, Hare Court, Todmorden, OL14 8DQ	Semi-detached House
Last Sold Date: 18/12/2007	
Last Sold Price: £224,995	
35, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 28/11/2007	
Last Sold Price: £224,995	
32, Hare Court, Todmorden, OL14 8DQ	Semi-detached House
Last Sold Date: 23/11/2007	
Last Sold Price: £217,950	
14, Hare Court, Todmorden, OL14 8DQ	Semi-detached House
Last Sold Date: 23/11/2007	
Last Sold Price: £229,950	
31, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 24/08/2007	
Last Sold Price: £219,995	
37, Hare Court, Todmorden, OL14 8DQ	Semi-detached House
Last Sold Date: 17/08/2007	
Last Sold Price: £189,995	
4, Hare Court, Todmorden, OL14 8DQ	Semi-detached House
Last Sold Date: 29/06/2007	
Last Sold Price: £229,995	
27, Hare Court, Todmorden, OL14 8DQ	Semi-detached House
Last Sold Date: 19/06/2007	
Last Sold Price: £171,995	
17, Hare Court, Todmorden, OL14 8DQ	Semi-detached House
Last Sold Date: 02/04/2007	
Last Sold Price: £219,995	
9, Hare Court, Todmorden, OL14 8DQ	Terraced House
Last Sold Date: 30/03/2007	
Last Sold Price: £219,995	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in OL14



Flat

+41.98%

Detached

+64.48%

Semi-Detached

+61.76%

Terraced

+55.46%



Martin & Co

Martin & Co Rochdale have specialized in the sale and rental of residential property from our offices here at 15b Cheetham Street since February 2007, offering a wide selection of properties For Sale and To Rent.

Owner Phil Watson has a wealth of experience within the property industry is a qualified member of the association of residential letting agents (ARLA), a member of the national association of estate agents (NAEA) and a member of the chartered management institute (CMI) and, along with his team at Martin & Co Rochdale, has built strong and loyal relationships with sellers, landlords, tenants and contractors alike.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing which includes interactive 360° virtual and video tours.

Financial Services

Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Testimonial 1



Me and my boyfriend have just bought our first home with Martin & Co Rochdale, we could not be happier, they have been so helpful along the way and have recommended mortgage advisors, solicitors and they've all been great too as we didn't really know what we were doing so we needed a lot of guidance
Would definitely recommend

Testimonial 2



Just a few words to say Thank You to Phil and his team on the recent sale of our home. No false promises, great communication and would definitely recommend. Thanks again, Dave and Sheila

Testimonial 3



We used Martin & Co to sell our home and couldn't fault the service we received. We dealt mainly with the owner Phil and with Cerys who kept us up to date at each step and really did exceed our expectations. Thanks again guys, really appreciate your hard work! Lauren and Paul Ps - Love your virtual and video tours!!
:) x

Testimonial 4



Recently had Martin & Co round to Value our property. Really good service, professional and friendly. We respected the honest advice and opinions from Phil.



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co and therefore no warranties can be given as to their good working order.

Martin & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

