



## Ramsden Wood Road, Todmorden

- CHARMING GRADE II LISTED COUNTRY COTTAGE
- STONE MULLION WINDOWS AND BEAMED CEILINGS
- IN NEED OF MODERNISATION
- SOLD WITH NO ONWARD CHAIN
- EPC RATING TBC
- CHARM AND CHARACTER ABUNDANCE
- TWO BEDROOMS
- COMPETITIVELY PRICED
- COUNCIL TAX BAND A
- LEASEHOLD

**Reduced £99,950**

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# Ramsden Wood Road, Todmorden

## DESCRIPTION

Dating back to c.1820, this charming stone built cottage oozes charm and character, with features including stone mullioned windows, exposed stonework, beamed ceiling and feature fireplace. The property is situated in this sought after residential location in the semi rural village of Walsden, with local shops, fabulous countryside walks and the main line train station for Leeds and Manchester. Competitively priced, this cottage should appeal to a variety of purchasers, including first time buyers and downsizers, and we recommend an early viewing to avoid disappointment. The property requires modernisation but the potential to create a wonderful home can easily be achieved. **SOLD WITH NO CHAIN.**



### LOUNGE

A light and spacious lounge, with original features including stone mullioned window and exposed stone wall, beamed ceiling, and a feature fireplace.

### KITCHEN

Currently a blank canvas to create a fabulous country cottage style kitchen. The stair lead off the kitchen to the first floor. Mullioned window and door lead out to the rear yard.

### LANDING

### BEDROOM ONE

Double bedroom with stone mullioned window to the front aspect offering plenty of space for furniture.

### BEDROOM TWO

Single bedroom, at the rear of the property.

### BATHROOM

Three piece suite comprises of a panelled bath, wash hand basin, low suite wc and an airing cupboard. A window to the rear aspect.

### EXTERNAL

There is a courtyard garden to the rear.

### Material Information - Littleborough

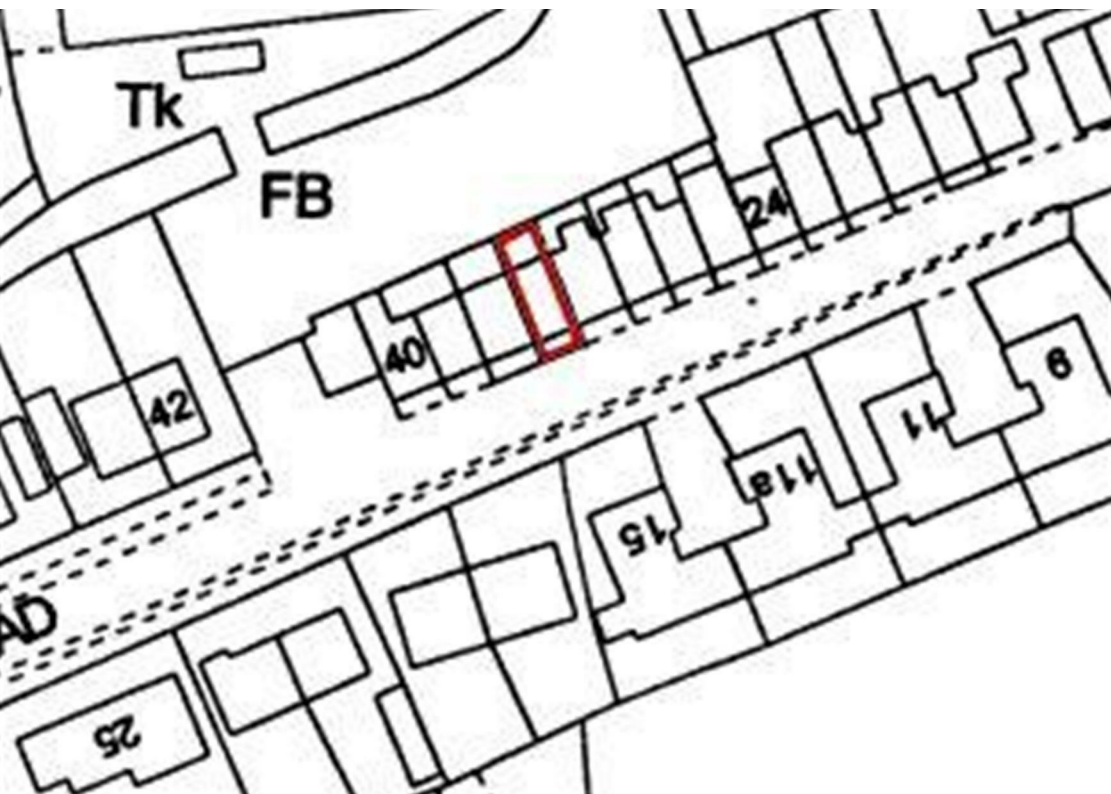
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 802 years

Leasehold Ground Rent Amount: £6.19s.0d

Council Tax Banding; Band A

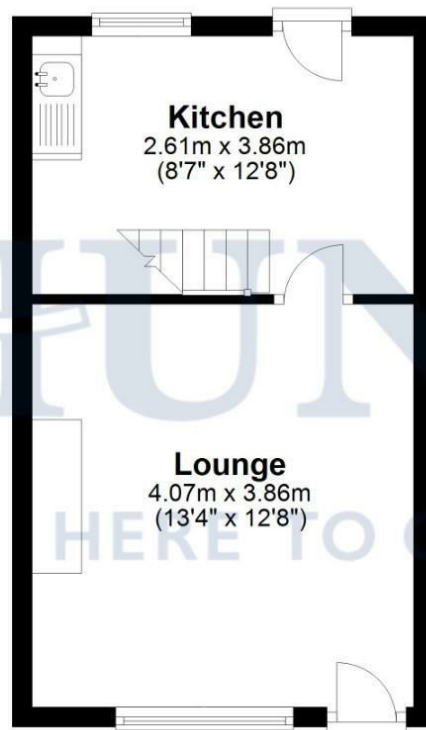






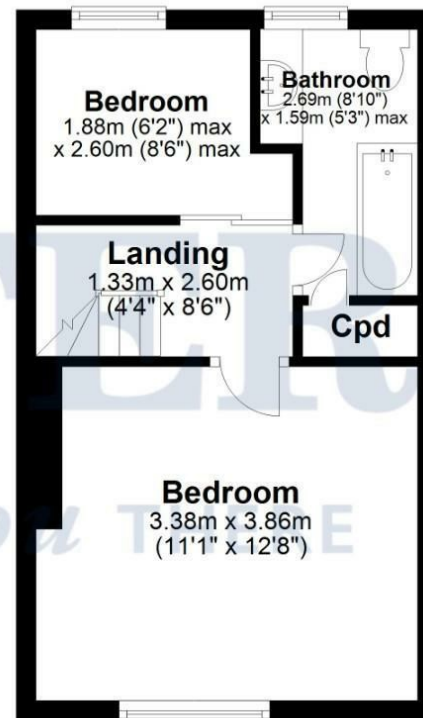
## Ground Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



## First Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



Total area: approx. 52.3 sq. metres (563.2 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters

Plan produced using PlanUp.

## Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

85 Church Street, Littleborough, OL15 8AB

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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