



## Greenfield Terrace, Cornholme, Todmorden, OL14 8PL

- THREE BEDROOM TERRACE PROPERTY
- CONVENIENT TO VILLAGE AMENITIES
- IDEAL FOR A VARIETY BUYERS
- GARDENS FRONT AND REAR
- EPC RATING B
- LARGE FOUR PIECE BATHROOM SUITE
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- SURROUNDED BY COUNTRYSIDE
- COUNCIL TAX BAND A
- LEASEHOLD

**£120,000**



# Greenfield Terrace, Cornholme, Todmorden, OL14 8PL

## DESCRIPTION

Hunters are delighted to offer this attractive stone fronted terraced property, ideally suited for first time buyers, investors and young families alike. Extremely energy efficient with recently installed solar panels along with new radiators and an air-source heat pump and water tank with the added benefit of internal insulation. Conveniently located close to all the village amenities including being within walking distance to Cornholme Primary School. For those who like to explore the surrounding area, this property is surrounded by countryside where there are many local walking trails close by. The accommodation briefly comprises of a spacious living room and dining kitchen to the ground floor with a double bedroom and a large bathroom suite with a separate shower cubicle to the first floor. The second floor boasts two further bedrooms. Externally, there is a front and back patio with on road parking to the front. New air source heat pump and double glazed windows, early viewing highly recommended.

Useful entrance area before entering the lounge.

### Lounge

14'0" x 12'1"

Large double glazed window to the front aspect flooding the room with plenty of natural light, picture rail, television point, two feature wall lights and door to kitchen.

### Dining Kitchen

14'0" x 10'3"

UPVC double glazed window to the rear aspect, central heating radiator, range of wall and base units with laminate worktops, oven (which will be left with the property), extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated boiler, wood effect flooring, door to rear and stairs to first floor.

### Landing

UPVC double glazed window, stairs to second floor, doors leading to bedroom one and bathroom.

### Bedroom 1

14'0" x 11'1"

UPVC double glazed window, central heating radiator, feature original fireplace and television point.

### Bathroom

11'3" x 8'8"

Large spacious bathroom briefly comprising of a low level WC, pedestal wash basin with traditional taps, wood panel bath with mixer tap and rinse head, separate shower and laminate flooring. Upvc double glazed window.

### Second Floor Landing

Velux window, wooden beams and doors leading to two bedrooms.

### Bedroom 2

14'0" x 10'5"

Double bedroom with a Velux window, central heating radiator and laminate flooring.

### Bedroom 3

14'0" x 11'10"

Velux window and central heating radiator.

### External

There are enclosed gardens to both front and rear with on street parking to the front.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 874

Leasehold Annual Ground Rent Amount £1.3s.0d

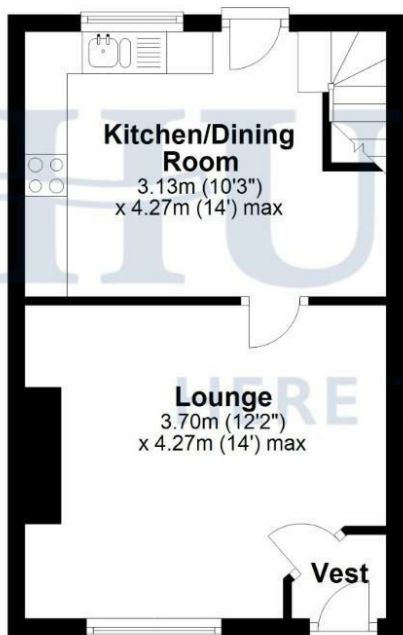
Council Tax Banding; CALDERDALE COUNCIL

BAND A.

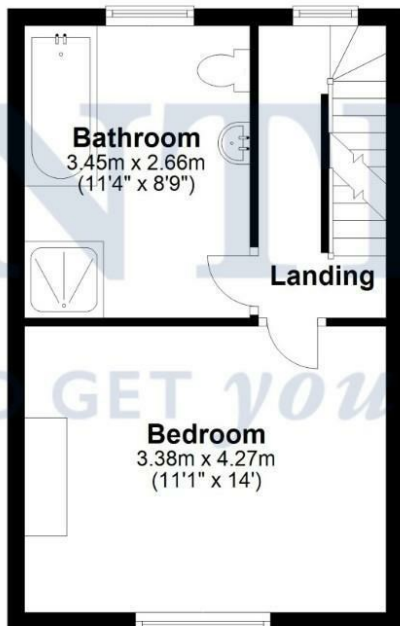




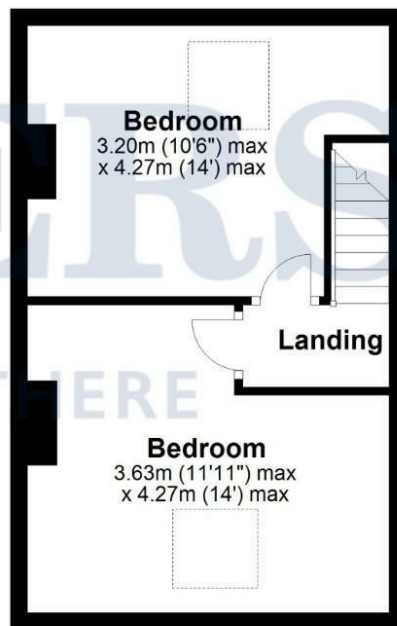
**Ground Floor**  
Approx. 29.6 sq. metres (318.8 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (318.8 sq. feet)



**Second Floor**  
Approx. 29.6 sq. metres (318.8 sq. feet)



Total area: approx. 88.8 sq. metres (956.3 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 Littleborough  
Plan produced using PlanUp.

### Viewings

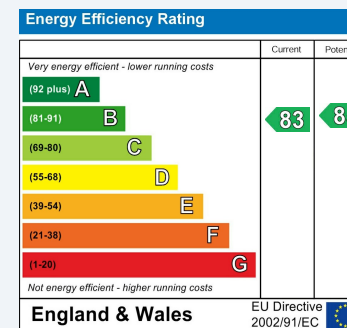
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.