



## The Mullions, Walsden Todmorden, OL14 7UH

- GRADE II LISTED COTTAGE
- CHARACTER PROPERTY WITH A MODERN TWIST
- SOUGHT AFTER LOCATION CLOSE TO OPEN COUNTRYSIDE
- COMMUNAL COURTYARD
- COUNCIL TAX BAND C
- TWO BEDROOMS
- SPACIOUS DINING KITCHEN
- PARKING
- EPC RATING C
- LEASEHOLD

**£250,000**





# The Mullions, Walsden, Todmorden, OL14 7UH

## DESCRIPTION

Situated in this highly desirable location of Walsden, surrounded by open countryside, yet only a short distance from the neighbouring towns of both Todmorden and Littleborough and all the amenities they have to offer including schools, shops and mainline train stations providing direct access to both Manchester and Leeds city centres, offers this Grade II listed cottage. Having undergone renovations by the current owner, yet still boasting original features throughout, this beautifully presented property would be ideal for a variety of buyers including first time buyers and those looking to downsize. Offering spacious accommodation throughout, this property comprises of a welcoming entrance porch, lounge, dining kitchen, two bedrooms and a modern fitted bathroom suite. Externally the property offers a communal courtyard, ideal for those wanting to sit out and enjoy the surrounding countryside and parking to the side of the property. Viewings are highly recommended to appreciate this fantastic property.



### ENTRANCE PORCH

A welcoming entrance porch with access to the lounge.

### LOUNGE

13'10" x 13'9"

A spacious lounge boasting original features including exposed beams and mullion windows, yet a modern twist with a newly fitted radiator and laminate flooring. Access to the dining kitchen.

### DINING KITCHEN

13'10" x 13'4"

A recently fitted modern kitchen with a range of wall and base units, sink, electric oven, gas hob with over head extractor fan and space for a freestanding fridge freezer. With space for a large dining table and windows to two sides providing a bright and airy feel. Stairs leading to the first floor.

### LANDING

With access to all first floor rooms.

### BEDROOM ONE

13'10" x 13'9"

A large double bedroom with mullion windows, laminate flooring and access to the loft space.

### BEDROOM TWO

7'2" x 10'4"

A further bedroom with mullion windows, radiator and laminate flooring.

### BATHROOM

6'3" x 7'4"

A recently fitted bathroom suite comprising of a low level WC, wash hand basin, heated towel rail and bath with over head shower and screen.

### EXTERNAL AND PARKING

To the front offers a communal courtyard, ideal for those wanting to sit out and enjoy the surrounding countryside. Private parking can also be located to the side of the property which is provided for the hamlet of houses.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 794

Leasehold Ground Rent Amount: £50.0s.0d

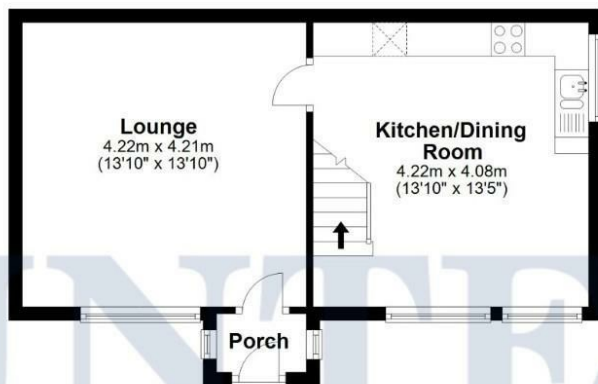
Council Tax Banding; Calderdale Council Band C



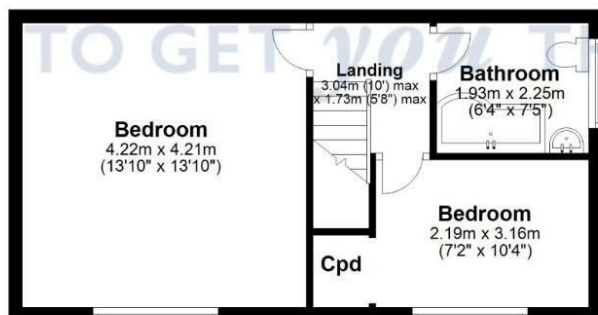




**Ground Floor**  
Approx. 36.7 sq. metres (394.8 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.6 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.  
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Plan produced using PlanUp.

**Viewings**

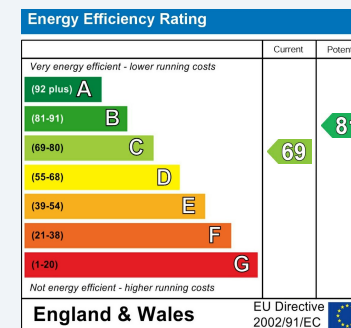
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

