



Halifax Road, Todmorden

- TWO DOUBLE BEDROOM PROPERTY
- CLOSE TO TODMORDEN TRAIN STATION
- LIVING ROOM, KITCHEN, BATHROOM
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A

- CONVENIENT LOCATION FOR AMENITIES
- SET OVER THREE FLOORS
- IDEAL AFFORDABLE PROPERTY
- LEASEHOLD
- EPC RATING D

£110,000

Tenure: Leasehold

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Halifax Road, Todmorden

DESCRIPTION

Ideally located within the centre of Todmorden, Hunters Estate Agents are pleased to offer to the market this mid terrace property which would make an ideal first time buyers home or a great buy to let opportunity. Sold with no onward chain, the property briefly comprises of a living room, kitchen, TWO DOUBLE bedrooms and a family bathroom set over three floors. Externally there is on street parking on the side street. The location is ideal for those looking to be close to all the amenities Todmorden's market town has to offer, from a variety of shops, supermarkets, cafes, eateries and well regarded primary and high schools. Call now to arrange your viewing.

Entrance

A useful area to hang coats and store shoes with the stairs that lead to the first floor landing.

Lounge

A light and spacious room which has been recently re-plastered and decorated. A window looks out to the front aspect.

Kitchen

Installed in 2022 a modern range of base and wall units with a built-in oven and electric hob, space and plumbing for further appliances.

Landing

Internal doors to the first floor accommodation and stairs leading to the second floor.

Bedroom 1

Spacious double bedroom with a double glazed window to the front aspect.

Bathroom

Three piece suite comprising of a low level WC, wash hand basin and a bath with a shower over. Window to the rear aspect.

Bedroom 2

Second floor double bedroom which is spacious light and bright. New flooring has been installed and recently re-decorated.

External

On street parking can be located on the side street.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 856

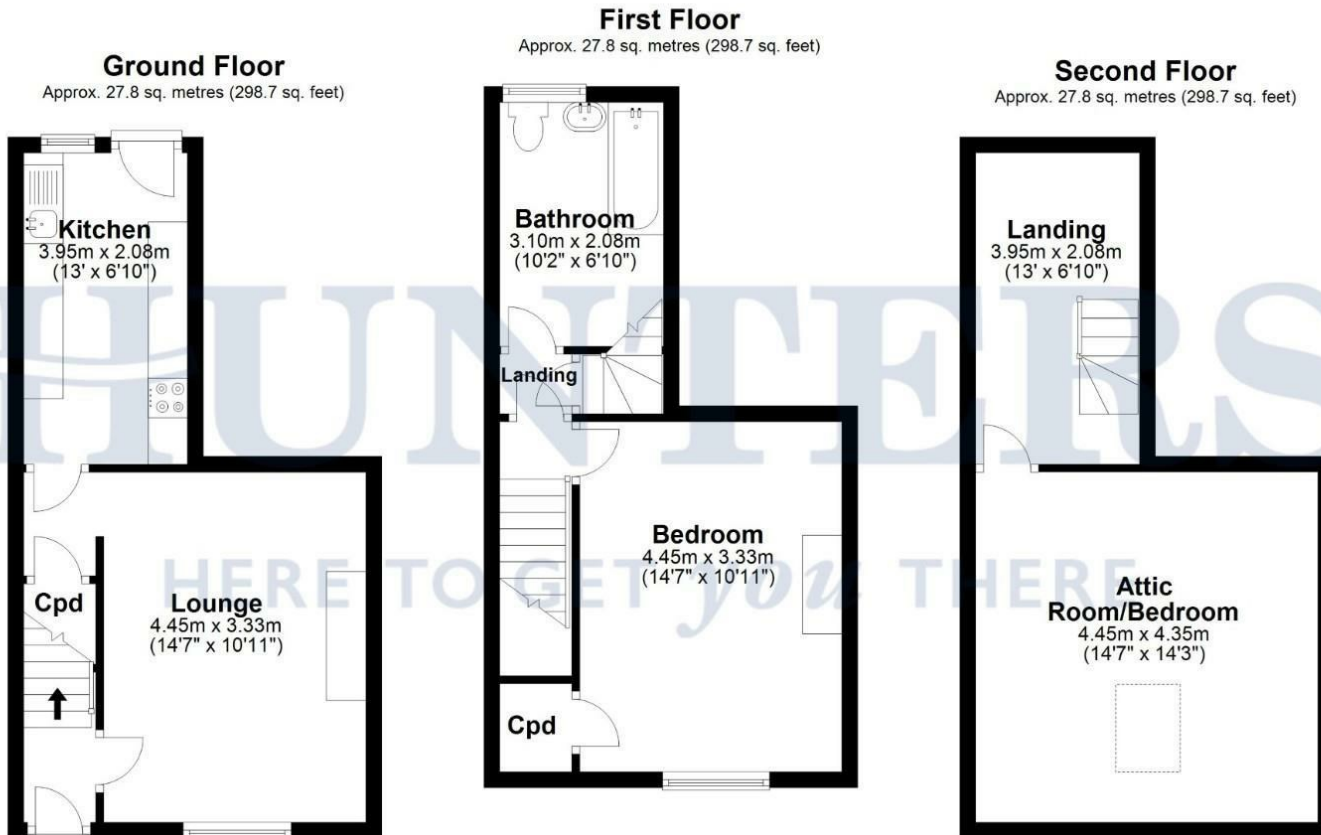
Leasehold Annual Ground Rent

Amount £38.10s.8d

Council Tax Banding; CALDERDALE

COUNCIL BAND A.





Total area: approx. 83.3 sq. metres (896.2 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 Littleborough
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.

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Tel: 01706 390 500 Email:

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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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		67	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		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

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