



## Sun Vale Avenue, Walsden, OL14 6TP

- STONE BACK-TO-BACK PROPERTY, SET OVER FOUR FLOORS
- IN NEED MODERNISATION
- SPACIOUS DINING KITCHEN
- TWO BEDROOMS
- ATTIC ROOM
- SOUGHT AFTER VILLAGE LOCATION
- NO ONWARD CHAIN, OFFERS WELCOMED
- EPC RATING D
- COUNCIL TAX BAND A
- FREEHOLD

**£125,000**





# Sun Vale Avenue, Walsden, OL14 6TP

## DESCRIPTION

Situated within the enviable and idyllic rural village of Walsden, providing convenient access to all the local village amenities, including the mainline train station for Leeds and Manchester, and with the neighbouring towns and villages of Littleborough, Todmorden and Hebden Bridge providing an array of supermarkets, local shops, markets, restaurants, leisure centres, parks and more, again all surrounded by breath-taking countryside for those who like to walk and explore the surrounding areas. In need of modernisation, this end-stone back-to-back property spans over four floors and features a kitchen diner, lounge, two bedrooms, a bathroom, and an attic room. Ideal for a first timer buyer, investor or those looking to downsize. Sold with no onward chain, call now to arrange your viewing.



### Lounge

15'1" x 18'6"

A light and spacious living room with a period stone fireplace creating a focal point to the room. Window and door to the front aspect.

### Lower Ground Floor

#### Kitchen Diner

12'5" x 18'6"

Stairs lead down from the living room to the spacious kitchen with a range of base units providing plenty of storage, with a built in oven and gas hob along with space and plumbing for a washing machine and fridge freezer. A window to the front aspect.

### First Floor Landing

Access to the first floor bedrooms and bathroom with stairs leading to the attic room.

#### Bedroom 1

8'2" x 12'5"

Double bedroom with two windows to the front aspect.

#### Bedroom 2

9'1" x 5'9"

Single bedroom ideal for a child's room with a home office with a window to the front aspect.

### Bathroom

6'7" x 6'7"

Three piece white suite with a low level WC, pedestal wash hand basin and bath.

### Second Floor Attic Room

15'1" x 11'6"

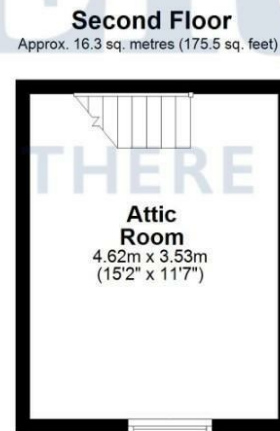
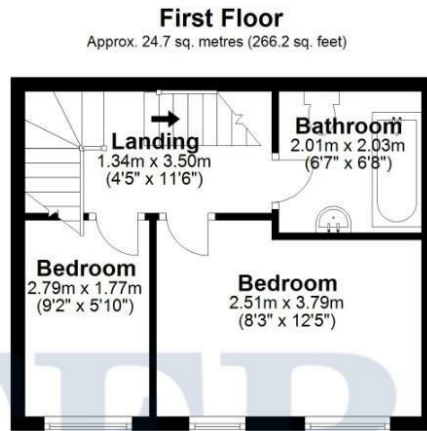
Restricted head height but a great additional occasional room, with a lovely feature window to the front aspect.

### Material Information - Littleborough

Tenure Type FREEHOLD

Council Tax Banding; CALDERDALE COUNCIL BAND A





Total area: approx. 88.8 sq. metres (955.5 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

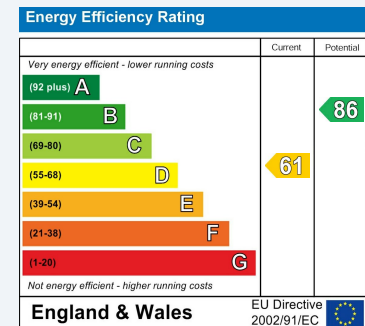
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.