



**The Courtyard Hollins Mill Hollins Road, Todmorden OL14 6BJ**



**welcome to**

## **The Courtyard Hollins Mill Hollins Road, Todmorden**

Stunning Grade 2 Listed Mill Conversion.

Stylish open-plan living with a high-spec kitchen & central island, luxurious master with ensuite and fitted wardrobe, plus home office space. Enjoy picturesque canal views, countryside nearby, lift access, parking, and a short walk to Walsden train station.



**Hallway**

25' 7" x 3' 7" ( 7.80m x 1.09m )

**Kitchen**

13' 5" x 10' ( 4.09m x 3.05m )

**Living / Dining Area**

22' 8" x 12' 10" ( 6.91m x 3.91m )

**Bedroom One**

12' 9" x 10' 7" ( 3.89m x 3.23m )

**En-Suite**

8' 6" x 3' 10" ( 2.59m x 1.17m )

**Bedroom Two**

14' 10" x 12' 1" ( 4.52m x 3.68m )

**Bathroom**

9' 4" x 7' 6" ( 2.84m x 2.29m )

**Outbuilding****Office**

8' 11" x 7' 9" ( 2.72m x 2.36m )

**Store**

10' 1" x 8' 11" ( 3.07m x 2.72m )

**Disclaimer**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **The Courtyard Hollins Mill Hollins Road, Todmorden**

- Prestigious Grade II listed mill conversion blending character and modern design
- Impressive open-plan living space ideal for entertaining and flexible living
- Beautiful canal-side setting with countryside walks on the doorstep
- Dedicated home office area
- Lift access and allocated parking for ease and convenience

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1640.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SWB109400 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01422 833553**



[sowerbybridge@williamhbrown.co.uk](mailto:sowerbybridge@williamhbrown.co.uk)



14 Wharf Street, SOWERBY BRIDGE, West  
Yorkshire, HX6 2AE



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**