



A smart and tidy back-to-back stone terrace house, offered with No Chain. Conveniently located just outside of Todmorden town centre, close to Centre Vale Park and within approximately 0.5 miles from the station, this property is sure to appeal to First Time Buyers and Investors. Double glazing is installed together with electric heaters, and the surprisingly spacious accommodation includes a spacious living room, kitchen, cellar, large first floor bathroom, double bedroom and a large attic room with Velux skylight. There is also an enclosed patio garden area to the front, with a sunny south-easterly outlook. Residents' street parking.

EPC EER (46) E



- **Back-to-Back Stone Terrace House**
- **Handy For Town Centre, Park & Station**
- **Large Double Bedroom + Attic Room**
- **No Chain**
- **Enclosed Patio Garden & Sunny Outlook**
- **Double Glazed**
- **Spacious Bathroom With Electric Shower**
- **Ideal for First Time Buyers & Investors**

Accommodation:

All measurements are approximate

Location

Conveniently located just outside of Todmorden centre, within a pproximately 0.5 miles from the local station and close to Centre Vale Park. Barker Street is a no-through street, just off Victoria Road.

Living Room

15' 1" x 12' 10" (4.59m x 3.90m)

Upvc front entrance door and double glazed window. Stone fireplace, housing an electric stove. Electric wall heater.

Kitchen

12' 6" x 6' 1" (3.80m x 1.85m) max

Double glazed window to the front elevation. Fitted wall and base units with an inset stainless steel single drainer sink unit. Under counter space for a fridge. Free standing electric cooker included. Door to the cellar steps and stairs to the first floor landing.

Cellar

Stone flagged cellar with insulation installed. Raised plinths, power and light laid on. Shelves for storage. Fitted sump pump.

First Floor Landing

Staircase to the attic room.

Master Bedroom

15' 1" x 10' 11" (4.60m x 3.32m)

A large double bedroom with double glazed window to the front elevation and distant hillside views. Electric wall heater. Decorative period fireplace.

Bathroom

9' 10" x 8' 0" (3.00m x 2.43m)

A spacious bathroom fitted with a three piece white suite, comprising panelled bath with electric shower over, WC and wash hand basin. Chrome heated electric towel rail. Plumbed for an automatic washing machine. Double glazed window to the front elevation. Built-in cylinder cupboard.

Attic Room

15' 1" x 19' 3" (4.60m x 5.87m)

A very spacious attic room with double glazed Velux skylight to the front elevation. Exposed ceiling beams and reduced head height to the eaves. Electric wall heater.

Front Garden

Pleasant patio garden to the front enclosed with metal railings and gated access. Sunny south-easterly outlook.

Heating & Hot Water

The property has electric wall heaters installed and an electric immersion heater with hot water cylinder fitted to the bathroom. This immersion is not currently working. A repair may be possible, or a new system may be needed. The owner appreciates that a purchaser may prefer to install an alternative heating and hot water system, hence repairs have not been undertaken. Negotiation on this aspect is possible. The electric shower is fully operational.

Tenure

This is a Freehold property. The land is subject to a perpetual yearly rent charge of £3 created by a Conveyance dated July 1873. Payment is no longer collected.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

**Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.**

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Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

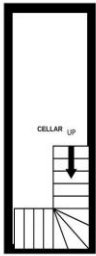
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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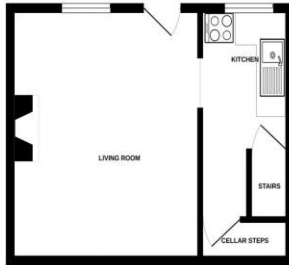
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9 Barker Street, Todmorden, West Yorkshire, OL14 5JF

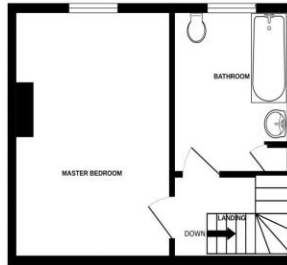
BASEMENT
281 sq.ft. (26.1 sq.m.) approx.



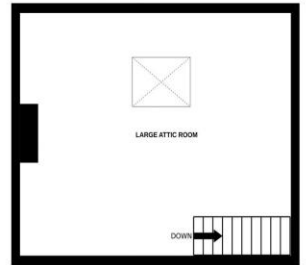
GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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