



A stone through terrace cottage, located on the outskirts of Todmorden centre, close to the canal and handy for the station. This much improved property offers very well presented 4 bedroom accommodation, with a stylish dining kitchen and modern shower room - both refitted by the current owner.

The cottage is deceptively spacious and retains character features, such as ceiling beams and a stone fireplace to the living room. Double Glazing and Gas Central Heating system installed.

Communal garden to the rear, a south facing cobbled area to the front.

A delightful character property, viewing essential.

- **Stone End Terrace Cottage**
- **Surprisingly Spacious, With 4 Bedrooms**
- **Modern Fitted Shower Room**
- **Double Glazing & Gas Central Heating**
- **Communal Gardens, Close To The Canal**
- **Stylish Fitted Dining Kitchen**
- **Character Beamed Living Room**
- **EPC EER (53) E**

Accommodation:

All measurements are approximate

Location

High Street is a pleasant no through cobbled street, adjacent situated between the canal and the Rochdale Road on the outskirts of Todmorden centre. There is pedestrian access from the end of the street, onto canal tow path. There is a communal green space to the rear of the terrace and also a residents' car park. Todmorden town centre and station are conveniently placed within approximately 0.4 miles.

Front Entrance Lobby

Double glazed stable type front entrance door. Part tiled surrounds. Radiator. Staircase to the first floor landing.

Dining Kitchen

15' 5" x 12' 7" (4.70m x 3.83m)

A spacious dining kitchen recently refitted. Enjoying a sunny Southerly outlook the kitchen features a range of modern wall and base units, with coordinated work surfaces and an inset stainless steel one and a half bowl sink with feature spray mixer tap. Integrated electric oven, gas hob and chimney style cooker hood. Integrated washing machine. Attractive flooring. Radiator. Boxed ceiling beams. Doors to the cellar steps and through to the living room.

Cellar

Living Room

15' 5" x 14' 10" (4.69m x 4.52m)

A generous living room with exposed ceiling beams and feature stone fireplace. (Please note the gas stove is not operational) Radiator. Double glazed window to the rear elevation and composite rear entrance door.

First Floor Landing

Double glazed windows to the side elevation. Stairs to the second floor bedrooms. Radiator.

Master Bedroom

12' 9" x 14' 4" (3.89m x 4.36m) max incl wardrobes

A large master bedroom with fitted wardrobes plus an understairs recess with wash hand basin. Double glazed rear window. Radiator.

Bedroom 2

15' 2" x 8' 9" (4.62m x 2.67m)

Double glazed window to the front elevation. Wall mounted gas central heating boiler. Radiator.

Shower Room

9' 10" x 5' 10" (3.00m x 1.77m) Max

Fitted with a three piece white suite comprising; contemporary style walk-in shower enclosure, WC and wash hand basin with vanity stand. Attractive part tiled surrounds. Radiator. Recess spot lighting. Double glazed window to the front elevation.

Second Floor Landing

Doors to the attic bedrooms.

Bedroom 3

8' 2" x 14' 1" (2.50m x 4.30m)

Double glazed side window. Radiator. Access to eaves storage space.

Bedroom 4/Study

5' 7" x 14' 1" (1.70m x 4.29m) plus recess

Double glazed side window. Radiator. Some reduced head height. This room currently serves as a walk-in wardrobe and dressing room. It would make a great study or child's bedroom.

External

Shared use of an open plan green space to the rear of the terrace. Pleasant sitting out area to the cobbles on the front.

Flood Risk

Please note this property falls within the flood risk zone. The last incident in 2020, led to some flooding in the cellar. Since then, an automatic pump has been installed in the cellar.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

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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How To View This Property

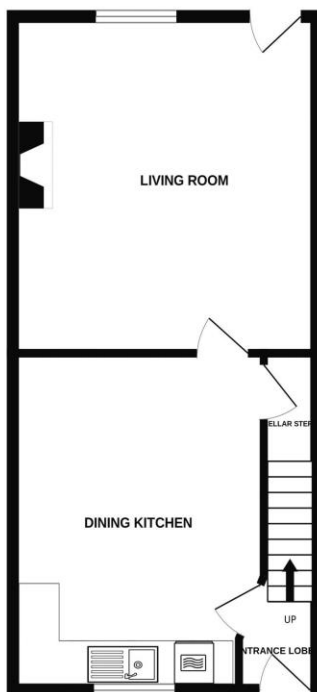
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

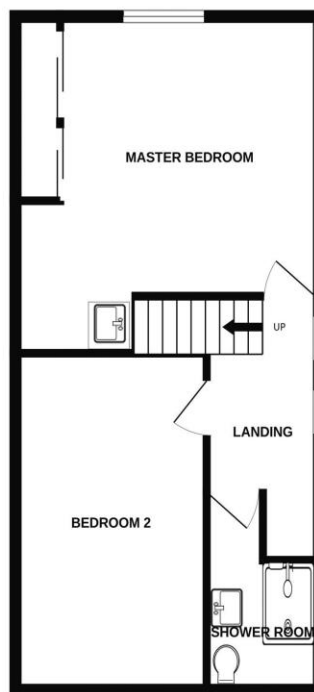
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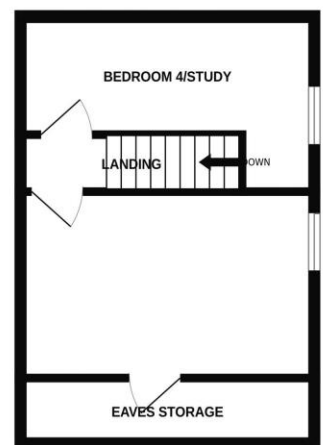
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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