Claire Sheehan

Estate Agents
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A stone terrace property, conveniently located part way between Todmorden and Hebden Bridge. There is a Bus Stop opposite the house and it is close to the canal side path, linking the two towns. The house is freshly decorated and has new fitted carpets. Double glazing and a gas central heating system installed. Briefly comprising; living room, fitted kitchen, first floor landing with stairs to a galleried attic space (occasional bedroom or study area) master double bedroom and a modern fitted bathroom. The property is offered Chain Free and is ideal for First Time Buyers and down-sizers.

EPC EER (58) D

- **Back-to-Back Terrace House**
- **Galleried Attic Space - Study Area**
- **Spacious Modern Bathroom**
- **Between Todmorden & Hebden Bridge**
- **One Double Bedroom**
- **Fitted Kitchen + Cellar**
- **Gas Central Heating**
- **No Chain**

556 Halifax Road, Eastwood, Todmorden, OL14 6DQ.

£130,000

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Accommodation:
All measurements are approximate

Location
Conveniently located at Eastwood, part way between Todmorden and Hebden Bridge. There are handy bus stops nearby with a regular service in either direction and a pleasant canal-side walk can be accessed from Stoodley Lane. Todmorden rail station is within 2 miles and Hebden Bridge within 3 miles.

What3Words: rash.laptops.frown

Front Entrance
Timber panelled front entrance door, opening into the living room.

Living Room
13' 9" x 12' 10" (4.20m x 3.90m)
Double glazed window to the front elevation. Decorative fireplace.

Kitchen
11' 4" x 6' 8" (3.46m x 2.02m)
Modern fitted kitchen with built in electric oven and gas hob. Chimney style stainless steel cooker hood. Plumbed for a washing machine. Part tiled surrounds and tiled floor. Double glazed window to the front elevation. Folding door to cellar steps and stairs to the first floor landing.

Cellar
Useful storage.

First Floor Landing
Stairs lead to the galleried attic space.

Bedroom
13' 8" x 12' 6" (4.17m x 3.80m)
Double bedroom with pleasant outlook and double glazed window. Radiator.

Bathroom
5' 1" x 7' 4" (1.56m x 2.23m) + door recess
Spacious bathroom fitted with a modern three piece white suite with tiled surrounds. Comprising WC, wash hand basin and panelled bath with shower over and glass screen. Cupboard housing the gas central heating boiler plus built-in storage cupboard above the stairs. Double glazed window to the front elevation.

Attic Space
8' 9" x 19' 6" (2.67m x 5.94m) incl stairwell
The galleried attic space has exposed ceiling beams and twin double glazed Velux skylights. Radiator. The space is great as a study area or can be used for occasional sleeping.

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.

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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Hebden Bridge, HX7 7BL.

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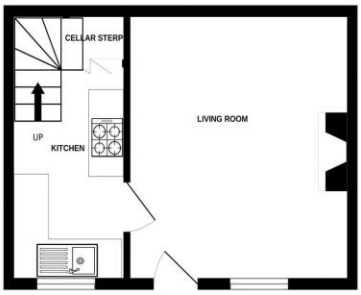
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular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

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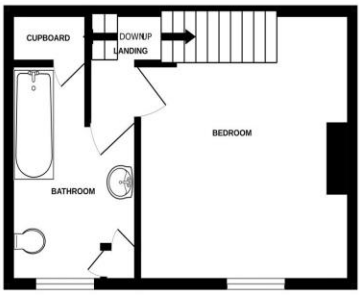
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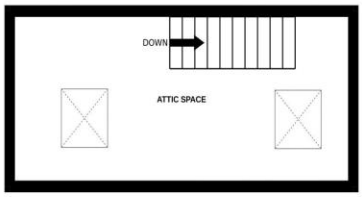
GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.6 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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Claire Sheehan
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The Property Ombudsman

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