

HUNTERS®

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Manor Close

Mankinholes, Todmorden, OL14 6HE

Offers In Excess Of £500,000



Council Tax: E



20 Manor Close

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Hallway

A welcoming hallway with light wood flooring and neutral walls creates a bright and airy entrance. The staircase, painted white with traditional balustrades, adds character and leads to the first floor. Natural light flows in from a window by the stairs, enhancing the open feel, offering a warm and inviting first impression of the home.

Lounge

The lounge is a generously sized, inviting space filled with natural light from multiple windows and doors. Carpeted in a soft neutral tone, it features a wood-burning stove set within a recessed chimney breast with a wooden mantel above, creating a cosy focal point. The room accommodates multiple seating areas, perfect for relaxing or entertaining, with a neutral palette that complements the calm and comfortable atmosphere.

Office

7'7" x 8'7" (2.31m x 2.61m)

A useful office space with light wood flooring and neutral walls, offering a quiet environment for working from home. Benefiting from natural light through a window overlooking the front garden. This room is perfect for focused work or study within the home.

Kitchen / Dining Room

13'7" max x 12'1" (4.14m max x 3.68m)

A stylish kitchen and dining room with a bright and clean feel, featuring white cabinetry with wooden worktops and modern stainless steel appliances, providing ample storage and workspace, while windows over the sink bring in plenty of natural light and offer views of the garden. A small dining table fits neatly in the space, making it ideal for casual meals and family gatherings. The room benefits from contemporary recessed lighting and a door leading to the inner hallway.

Utility Room

6'4" x 4'10" (1.92m x 1.48m)

A convenient utility room fitted with white cabinets and wooden worktops, containing space for a washing machine and dryer. The tiled splashback and window provide a practical and bright workspace. Adjoining the inner hallway, this room offers additional storage and household functionality.

WC

3'4" x 6'4" (1.03m x 1.94m)

An airy, modern WC with a white suite including a toilet and wall-mounted basin. The room is compact but well-lit by a frosted window, with neutral walls and a tiled floor for ease of maintenance.

Landing

14'10" max x 11'10" max (4.52m max x 3.61m max)

A spacious landing area on the first floor with neutral carpeting, a decorative chandelier and soft wall colours. This space links the bedrooms and bathrooms and is furnished with a comfortable chair and a chest of drawers, creating a subtle seating or reading nook. Windows bring in natural light, enhancing the calm atmosphere.

Bedroom 1

19'11" x 11'8" (6.08m x 3.55m)

Formally 2 bedrooms, the principal bedroom is a wonderful retreat, generously proportioned and filled with natural light from dual aspect windows. Soft carpeting and neutral tones create a relaxing atmosphere, complemented by delicate lighting and tasteful decor. This room benefits from an en-suite bathroom for added privacy.

Bedroom 2

11'2" x 8'7" (3.40m x 2.61m)

A bright and cosy double bedroom. The room

features neutral decor and carpeting, with a window allowing in plenty of daylight and offering garden views. This comfortable bedroom provides a peaceful space for rest and relaxation.

Bedroom 3

8' x 13'9" (2.44m x 4.18m)

This bedroom is a bright and inviting single room with a window overlooking the garden. It is neatly presented with soft carpeting and neutral walls, ideal for a child or guest room.

Bathroom

7'6" x 7' (2.30m x 2.14m)

A well-appointed family bathroom featuring a modern white suite including a freestanding bath, wall-mounted basin and toilet. The space is styled with half-height tiled walls, neutral floor tiles and a large window providing natural light. Contemporary fittings and a clean design make this a relaxing and functional bathroom.

En-suite

7'6" x 4'6" (2.30m x 1.37m)

An en-suite shower room attached to the principal bedroom, with a modern white suite including a shower cubicle, wall-mounted basin and toilet. The space is compact but practical, with light decor and tiled walls.

Gardens

The garden is a beautifully maintained, expansive outdoor space that provides privacy and tranquillity. It features a large lawn that wraps around the property and is bordered by mature trees and shrubs, creating a peaceful natural setting. A paved patio area adjacent to the house offers a perfect spot for outdoor dining and relaxation. Offering pleasant views of the surrounding greenery and hills beyond. This garden is ideal for family enjoyment and entertaining.

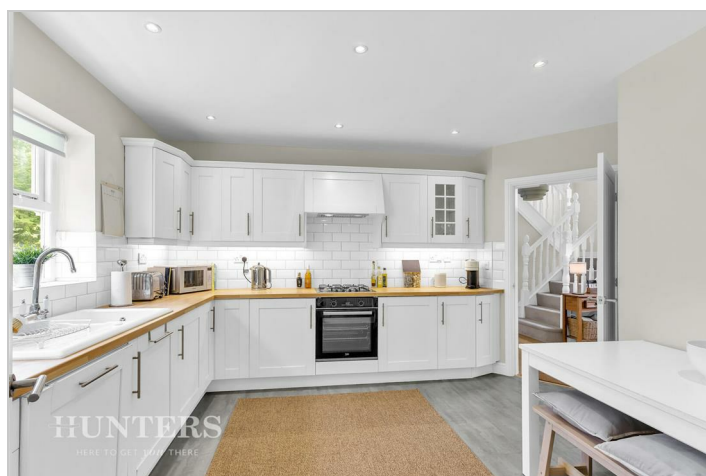
Drive and Integral Garage

Providing off road parking via the driveway, the integral double garage is a fantastic space for storage, and could easily been utilised for many other home necessities. Also subject to relevant planning consents also provides ample opportunity for conversion.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; CALDERDALE COUNCIL BAND E



Road Map



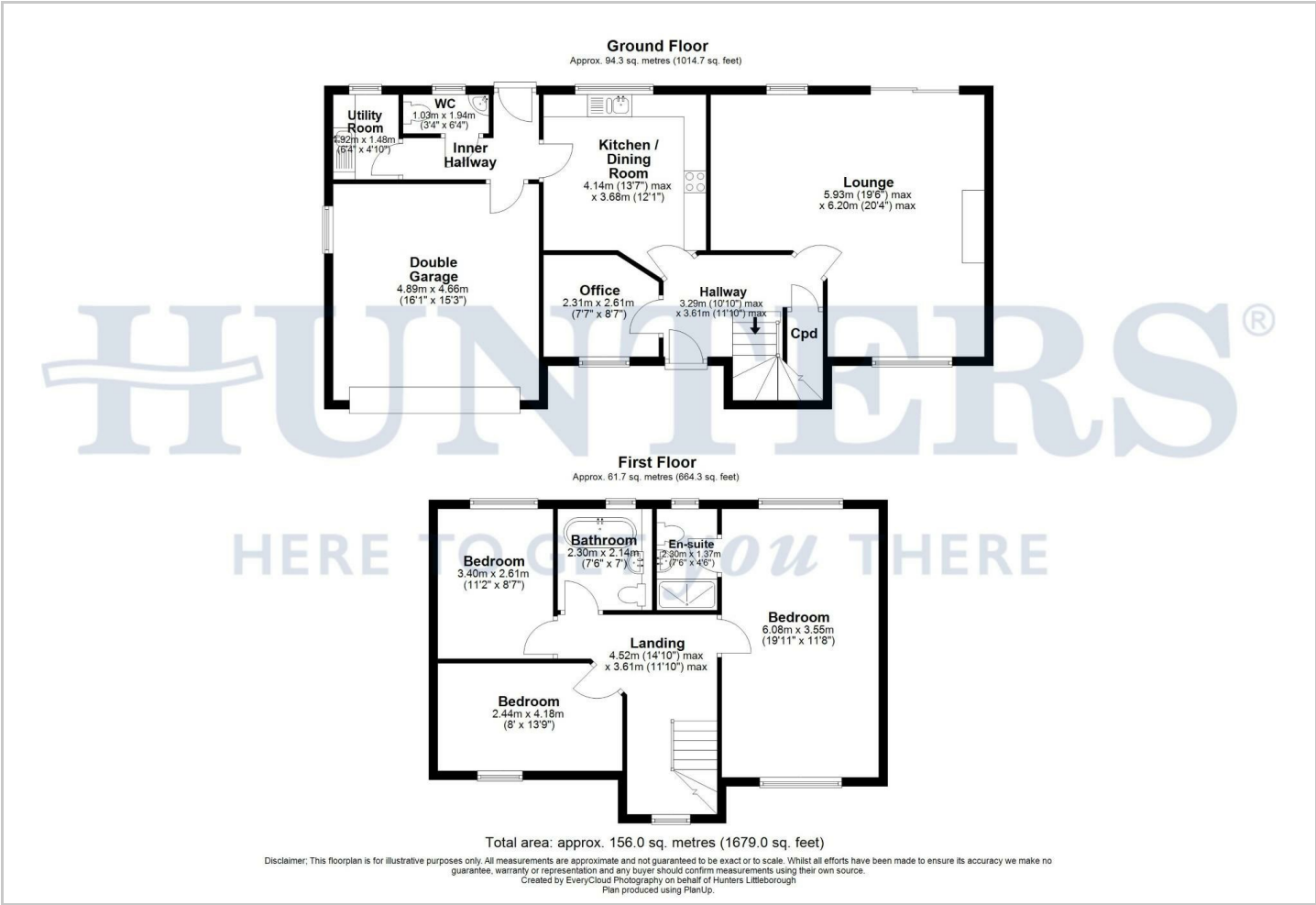
Hybrid Map



Terrain Map



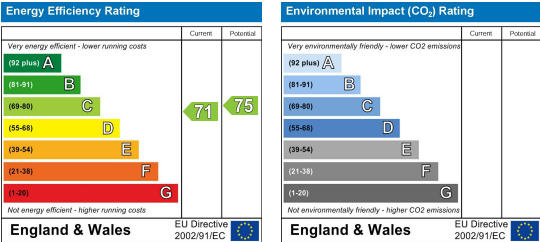
Floor Plan



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.