



A mature semi-detached house enjoying a prime location on the Todmorden hillside yet most convenient for town centre amenities and the station. This beautifully presented and recently refurbished family home offers 3 bedroom accommodation with a stylish modern bathroom plus an en-suite shower room. The through lounge and dining room boast wonderful views and the dining area is open plan to a superb modern fitted kitchen. There is also a utility room/rear hallway. Terraced gardens back onto the rear hillside and a large enclosed patio terrace, to the front, has amazing views. Double glazing and gas central heating system installed. Seldom are homes in this location and of this calibre available on the rental market, so early viewing recommended.



- **Mature Semi-Detached Family Home**
- **Open Plan Contemporary Fitted Kitchen**
- **Stylish Modern Bathroom**
- **Elevated Setting With Views**
- **3 Bedrooms - One En-Suite**
- **Separate Lounge & Dining Area**
- **Gardens & Parking**
- **EPC EER (61) D**

Accommodation:

All measurements are approximate

Location

Sunnyside is hidden away on the Todmorden hillside, yet very conveniently located for the town centre and within 0.3 miles of the station. It is accessed via Hall Street, proceeding under the railway bridge and behind the "Great Wall of Todmorden".

Elevated Setting

Steps lead up to the enclosed front garden with a large decked and flagged patio area to enjoy the views. There is very handy storage beneath the decking.

Entrance Hallway

Composite front entrance door. Stairs to the first floor landing. Attractive herringbone patterned wood flooring extending throughout the ground floor rooms.

Living/Dining Room

A bright room with double glazed bay window to the front elevation and wonderful views. Contemporary style anthracite radiators. Ceiling spotlights. Open plan to the kitchen. Useful understairs storage.

Modern Fitted Kitchen

The stylish kitchen features a stunning quartz worktop running to three walls with a peninsular breakfast bar and inset one and a half bowl sink, drainer with mixer tap. Fitted base units with integrated appliances including a mixed induction and gas hob, black cooker hood, electric oven and dishwasher. There is a large fridge/freezer with storage above. Ceiling spot lighting. Double glazed rear window.

Utility

Fitted cupboards and automatic washing machine. Cupboard housing the gas central heating boiler. Anthracite radiator. Composite rear entrance door.

Lounge

A light and bright room with double glazed windows to both the front, side and rear elevations, commanding wonderful views. Dimmer control spot lights. Anthracite contemporary style radiators.

First Floor Landing

Oak finish internal doors.

Bedroom 1

Double glazed window to the front elevation with wonderful valley views. Anthracite radiator. Built in storage recess and double wardrobe.

Bedroom 2

Double glazed rear window with garden views. Usb sockets. Door to the en-suite shower room. Anthracite radiator.

En Suite Shower Room

Fitted with a stylish white suite comprising; step in shower enclosure with fixed rainfall shower and hand held attachment, wash hand basin with cupboard and WC. Part tiled surrounds. Extractor. Heated anthracite towel rail. Double glazed rear window.

Bedroom 3

Double glazed window to the front elevation with valley views. Anthracite radiator. Usb socket.

Bathroom

Fitted with a stylish three piece white suite comprising; free standing bath with floor standing mixer tap, WC and wash hand basin with storage beneath. Contemporary tiling. Extractor. Anthracite heated towel rail. Ceiling spot lighting. Double glazed rear window.

Rear Garden

The rear garden is terraced into the hillside with a side pathway, external security lighting and timber garden shed.

Parking

It is possible to park 2 cars in front of the house.

Council Tax

Band C

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.

enquiries@clairesheehan-estateagents.co.uk

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You are advised to check the availability of this property before travelling any distance to view. 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 and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property

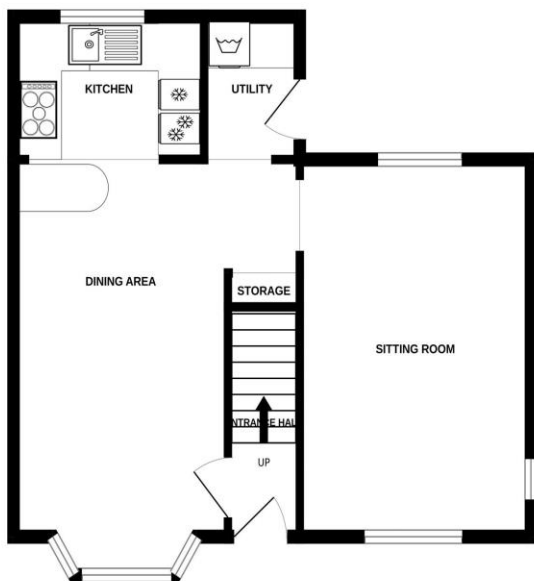
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GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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