

A delightful country cottage, ideal for anyone looking for a retreat or bolt hole with plenty of countryside walks right on your door step. The cottage has a garden and/or parking area opposite which backs onto fields with scenic views from every window.

Accommodation comprises of an open plan living/kitchen space to the ground floor, a first floor bedroom, modern fitted bathroom and an attic room with Velux window. Double glazing and a gas central heating system installed, although the boiler requires repair.

Oldroyd cottages are situated on the outskirts of Todmorden close to Lumbutts and surrounded by stunning Pennine countryside. Approximately 1 mile from Todmorden centre and station.

- **Delightful Country Cottage**
- **Open Plan Living/Kitchen**
- **Scenic Views from Every Window**
- **No Chain**
- **One Bedroom + Attic**
- **Garden / Parking Opposite**
- **Modern Fitted Bathroom**
- **EPC EER (56) D**

**Oldroyd,
Todmorden, OL14 6BE.**

£125,000

Accommodation:

All measurements are approximate

Location

A most delightful semi-rural setting on the Todmorden hillside with lovely views from every window.

Front Entrance

Upvc double glazed front entrance door.

Open Plan Living/Kitchen Space

16' 7" x 13' 5" (5.05m x 4.10m) max

Double glazed stone mullion windows to the front elevation with pleasant outlook. Additional double glazed rear window with views over fields. Door to the staircase. The kitchen area to the rear of the room features fitted units with work tops and ceramic sink. Built-in larder cupboard. Exposed ceiling beams. Radiator. Wired smoke alarm and heat sensor.

First Floor Landing

Double glazed window to the rear elevation with views over fields. Wall mounted gas central heating boiler, repair required. Door to the attic stairs. Wired smoke alarm. Plumbing for a washing machine.

Bedroom

10' 8" x 8' 11" (3.25m x 2.72m)

Stone mullion windows to the front elevation with double glazed panes and wonderful views. Exposed stonework and stone fireplace. Radiator.

Bathroom

10' 5" x 4' 3" (3.18m x 1.30m)

Fitted with modern three piece white suite comprising of a panelled bath with shower over, WC and pedestal wash hand basin. Part tiled surrounds and tiled floor. Ceiling beams. Radiator. Extractor. Double glazed window to the front elevation.

Attic

13' 7" x 13' 5" (4.13m x 4.08m)+ recess

A spacious, floored attic space, ideal for storage or occasional sleeping. It has electric and a radiator, plus a double glazed Velux window. Restricted head height.

Forecourt

Small garden to the front with a useful water butt.

Garden/Parking Area

Opposite the cottage is a separate garden with mature plants, a small rockery and pond. Uninterrupted views of fields and moorland. Parking space easily accommodated.

Directions

From Todmorden proceed onto the A646 Halifax Road, heading towards Hebden Bridge. Continue for approximately 0.75 miles passing Castle Hill School on the left hand side. Take the third right hand turning into Woodhouse Road and proceed over the bridge, following this road up the hill to Oldroyd. Turn right onto Oldroyd Road, an un-made lane which leads up the cottages. There is a parking area on the left hand side, just before the row of cottages. If you are walking then Oldroyd can be accessed at the top of Kilnhurst Lane and this provides a short cut into Todmorden town centre with a canal side walk from Kilnhurst Road.

Tenure

This is a Freehold property with separate Titles for the house and garden. Easements and covenants apply, please refer to the title Deeds.

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.**

enquiries@clairesheehan-estateagents.co.uk

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.

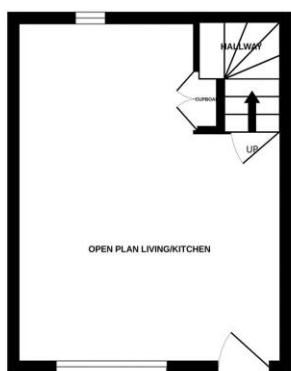
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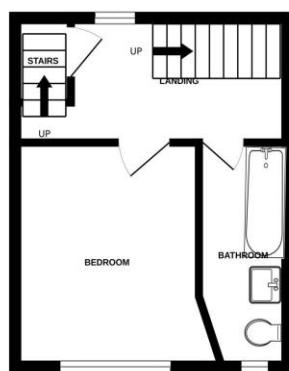
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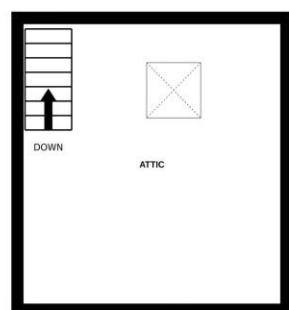
GROUND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



ATTIC
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features may not be exact. No responsibility is accepted 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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