



**Four Seasons, Castle Lane,  
Todmorden, OL14 8AF**

**OIRO £400,000**



**Detached Bungalow, Garage Beneath**

**3 Bedrooms**

**Lounge & Conservatory**

**Parking for 3-4 Cars**

**Established & Private Gardens**

**Fitted Dining Kitchen**

**Double Glazed & Gas Central Heating**

**EPC EER (51) D**

A detached bungalow, with garage beneath, enjoying a secluded hillside setting on the outskirts of Todmorden with established gardens and parking for 3-4 vehicles. This individual detached property offers spacious living accommodation including a fitted dining kitchen, lounge and double-glazed conservatory. There are 3 bedrooms and a bathroom with double glazing and a gas central heating system installed. Located off the beaten track yet just a few hundred yards from Halifax Road and approximately 1 mile from Todmorden town centre and railway station. The property is offered For Sale with No Chain and the competitive asking price reflects the fact some updating is required.

**Accommodation:**

*All measurements are approximate*

**Location**

Situated off Castle Lane, a one-way little road accessed from the A646, Halifax Road just after Castle Hill School. Four Seasons enjoys southerly views to the front and occupies a very secluded and slightly elevated spot on the hillside.

**Balcony**

Steps lead up from the driveway to the front balcony.

**Dining Kitchen**

**12' 9" x 19' 9" (3.88m x 6.03m)**

A spacious dining kitchen with double glazed windows and pleasant outlook. The kitchen area is fitted with a range of wall and base units with coordinated work tops and an inset stainless steel single drainer sink. Integrated Creda electric double oven and grill and gas hob. Connection for a washing machine. Built-in storage cupboard. Double doors open from the dining area to the lounge.

**Lounge**

**12' 10" x 17' 9" (3.90m x 5.40m)**

Spacious lounge with double glazed window plus double glazed sliding patio doors to the conservatory.

**Conservatory**

Upvc double glazed windows and double doors to the garden. Tiled flooring. Lovely garden views.

**Inner Hallway**

Giving access to bedrooms and bathroom.





### **Bedroom 1**

**11' 1" x 10' 2" (3.37m x 3.11m) incl wardrobes**

Double glazed side window with garden views. Fitted double wardrobes, over head cupboards and drawers.

### **Bedroom 2**

**7' 9" x 9' 10" (2.37m x 3.00m)**

Double glazed rear window. Fitted wardrobe and overhead storage.

### **Bedroom 3**

**7' 9" x 9' 9" (2.35m x 2.97m)**

Double glazed rear window. Fitted wardrobe and overhead storage.

### **Shower Room**

**7' 9" x 7' 1" (2.36m x 2.15m)**

Fitted with a modern three piece white suite comprising; WC, wash hand basin and step-in shower enclosure. Part tiled surrounds. Built-in cupboard. Double glazed windows.

### **Garage/Workshop**

**12' 10" x 19' 3" (3.91m x 5.86m)**

Up and over garage door plus personal side door to the gardens. Stainless steel single drainer sink unit and counter-top. Wall mounted Worcester gas central heating boiler.

### **Gardens**

Established gardens surround the property and include level patio areas, lawn, well stocked banks and borders.

### **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.

### **Council Tax**

Band E

Calderdale MBC Council Tax – 01422 288003.

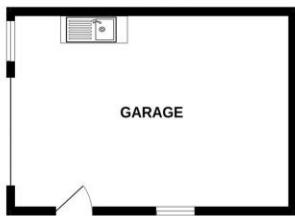
### **How To View This Property**

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

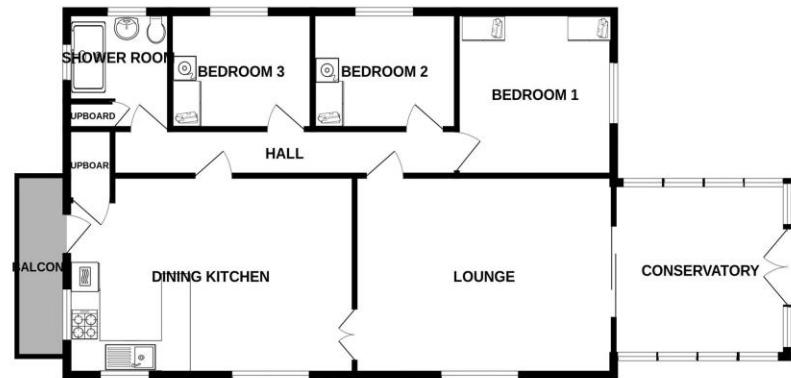
**[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)**

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.

BASEMENT  
253 sq.ft. (23.5 sq.m.) approx.



GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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