



A stone through terrace house with an enclosed rear garden, located less than one mile from Todmorden town centre and station. This surprisingly spacious character home offers 2 bedroom accommodation with an additional large attic room. The ground floor comprises of an entrance vestibule, lounge and fitted dining kitchen. The walled rear garden has a water feature and useful outhouses. Double glazing and a gas central heating system installed. An excellent choice for First Time Buyers - early viewing recommended.

- **Stone Through Terrace House**
- **Character Lounge**
- **Walled Rear Garden**
- **Double Glazing & Gas Central Heating**
- **2 Bedrooms + Useful Attic Room**
- **Fitted Dining Kitchen**
- **Useful Outhouses**
- **EPC EER (65) D**

#### Accommodation:

All measurements are approximate

#### Entrance Vestibule

Upvc double glazed front entrance door with stained glazed insert. Door and screen to the lounge.

#### Lounge

13' 7" x 13' 0" (4.14m x 3.97m) max incl vestibule

A spacious lounge with double glazed window to the front elevation, featuring a stained glazed insert. Decorative fireplace housing a flame effect gas fire. Radiator. Laminate wood flooring. Picture rail and decorative cornice. Panelled wood internal door to the kitchen.

#### Dining Kitchen

7' 6" x 10' 4" (2.28m x 3.16m) + stair recess

Fitted with a range of wall and base units having work tops over with an inset stainless steel single drainer one and a half bowl sink and mixer tap. Integrated electric oven, and gas hob. Part tiled surrounds. Staircase to the first floor landing with understairs storage. Double glazed rear window and rear entrance door. Radiator.

#### First Floor Landing

Panelled wooden internal doors to the bedrooms bathroom.

#### Bedroom 1

10' 8" x 11' 9" (3.25m x 3.59m) + wardrobes

A spacious master bedroom with fitted pine fronted wardrobes. Double glazed window to the front elevation. Painted wooden floorboards. Radiator.

#### Bedroom 2

10' 9" x 5' 6" (3.28m x 1.68m) + door recess

Double glazed rear window. Built-in linen cupboard. Radiator.

#### Bathroom

4' 7" x 6' 7" (1.40m x 2.00m)

A compact bathroom with a folding door leading to the attic stairs. Panelled bath with electric shower over, WC and wash hand basin. Double glazed rear window.

#### Attic Room

20' 4" x 12' 10" (6.21m x 3.92m) max dimensions

A stunning attic room with exposed ceiling beams and double glazed Velux skylight. Painted wooden floorboards. Radiator.

#### Rear Garden

Walled patio garden to the rear with a flower bed and water feature. Gated rear access.

#### Outhouses

There are 2 useful brick outhouses, one houses a WC which has been disconnected, the other providing excellent storage.

#### Directions

From Todmorden town centre, take the Halifax Road, A646, heading towards Hebden Bridge. King Street is a left hand turning, just after the bus depot and before you reach Castle Hill School.

#### Tenure

This is a Leasehold property with a 999 year lease from 24 June 1889 and a nominal ground rent.

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

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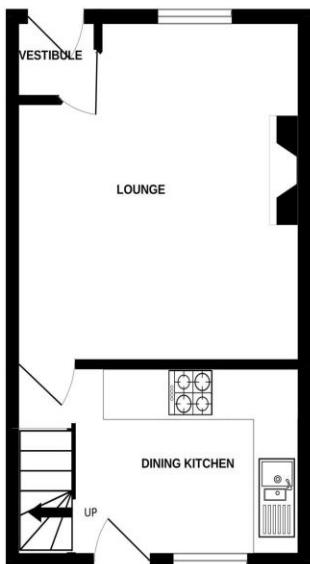
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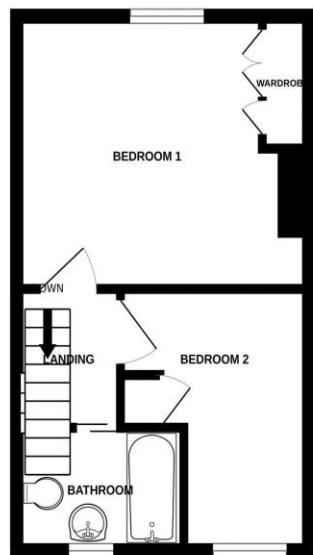
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# 14 King Street, Todmorden, West Yorkshire, OL14 5SL

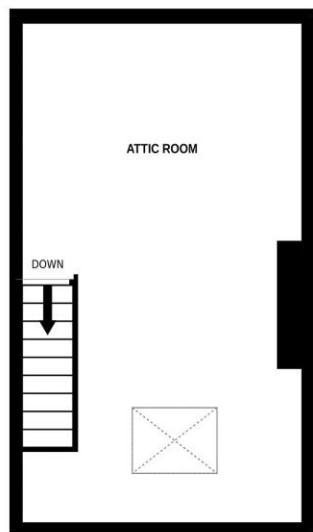
GROUND FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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