

HUNTERS®

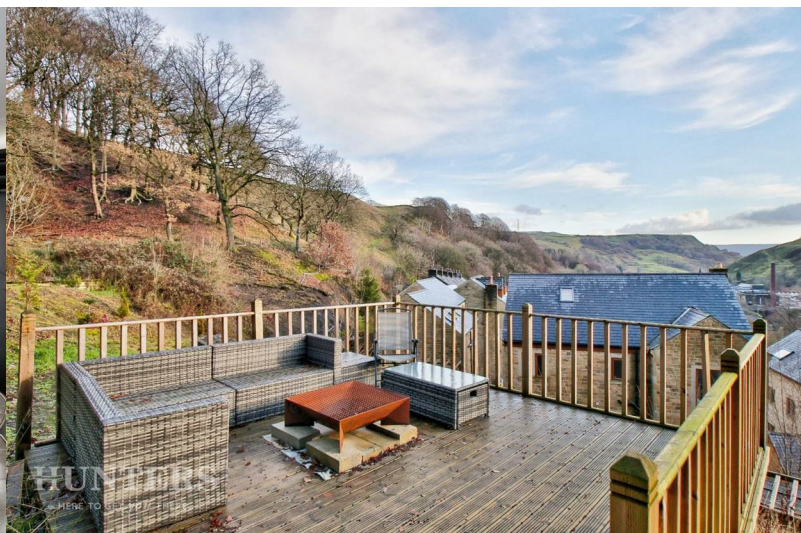
HERE TO GET *you* THERE



Parkside Road

Todmorden, OL14 8QA

Offers In Excess Of £400,000



47 Parkside Road

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Entrance Hall

26'6" x 6'5" (8.09 x 1.97)

A welcoming and spacious entrance hall which really sets the scene for the quality of the property. Having oak flooring with underfloor heating and oak faced internal doors leading to both the sitting room and dining kitchen. In addition there is a cloakroom with a modern WC and sink in white.

Dining Kitchen

26'6" x 13'10" (8.09 x 4.24)

Fantastic family dining kitchen benefitting from quality tiled flooring throughout offering plenty of space for a large dining table or could be used as part dining, part seating area. The stunning contemporary fitted kitchen benefits from a comprehensive range of high gloss wall and base units in white and black finish, built in wine rack and breakfast bar matched with granite work surfaces and window sill. Integrated appliances include NEFF oven, ceramic hob and an integrated dishwasher. Patio doors open out onto the rear garden and a window looks out to the front aspect.

Lounge

20'9" x 11'7" (6.33 x 3.55)

A light and bright sitting room with a stunning fireplace with stone hearth and mantle surround, the Nordica wood burning stove creating a fabulous focal point to the room. A large window offers views of the surrounding hills whilst bringing in plenty of natural light.

Utility & Garage

The lower ground floor level comprises of a good sized utility space (3.55m x 2.53m) with tiled flooring, storage with sink unit and space for washer

and dryer. A door leads through to a well proportioned garage (6.47m x 3.55m) with electric roller door.

First Floor Landing

11'7" x 10'9" (3.55 x 3.29)

A staircase leads up to a spacious landing area, complete with large picture window framing the views of the woodland to the rear of the property.

First Floor Bedrooms & En-suites

The first floor boasts three good sized double bedrooms, each fitted with individual contemporary en-suite shower rooms and underfloor heating.

Second Floor Master Suite & Bathroom

A most welcome addition to this impressive property is the second floor suite, consisting of a large bedroom (5.17m x 4.49m) with two Velux windows and eave's storage, a private landing leading through to the luxury bathroom (4.49m x 2.66m) with tiled flooring, a free-standing contemporary bath plus large walk in shower, WC and sink all in clean white.

Garage & Parking

21'2" x 11'7" (6.47 x 3.55)

To the front is a block paved drive, able to accommodate two cars, leading to the integral garage.

Gardens

Stone steps at the front, lead up to a balcony terrace providing commanding views across the valley. The rear has had some work carried out with foundations put in to create a fabulous terrace which benefits from enviable views and adjoins the neighbouring woodland.

Material Information - Littleborough

Tel: 01706 390 500

Tenure Type; FREEHOLD
Annual Service Charge Amount £
Council Tax Banding; CALDERDALE COUNCIL
BAND F.

Imposing and generous executive detached home which is located at the head of this quiet cul de sac just outside Todmorden town centre, boasting stunning views of the surrounding hills and countryside with fantastic walks and scenery all around in neighbouring woodland. This spacious detached home is finished to a very high standard throughout and extends to over 2500 sq. feet. The accommodation on offer briefly comprises of a large welcoming entrance hall with cloakroom, fantastic sized family dining kitchen and sitting room to the ground floor. To the first floor there are three good sized double bedrooms each with en-suite facilities whilst to the second floor is a stunning Master suite comprising of large bedroom, landing and separate luxury bathroom. The lower ground floor has a good sized utility room giving access to a large integral garage. Set in a generous plot built into the hillside, the property has parking for two cars, with a well designed front terrace and rear garden which gives access to further land backing onto neighbouring woodland. The property boasts underfloor heating and Silavent Heat Recovery System. The nearest train station of Todmorden (2.3Mi) has direct links to both Manchester and Leeds, whilst the nearest schools are Cornholme Junior, Infants and Nursery (0.3Mi) and Todmorden High School (1.7Mi). A viewing is highly recommended to fully appreciate the space and quality throughout.



Road Map



Hybrid Map



Terrain Map



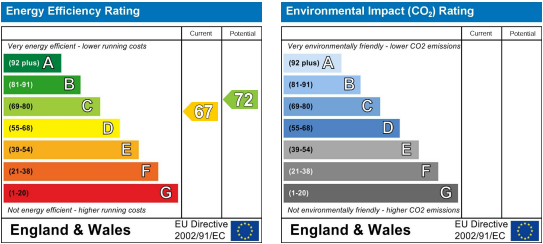
Floor Plan



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.