



## Bacup Road

Todmorden, OL14 7HQ

£160,000



- TWO/THREE BEDROOM STONE END TERRACE
- KITCHEN DINER
- CLOSE TO TODMORDEN CENTRE AND TRAIN STATION
- SOLD WITH NO CHAIN
- LEASEHOLD
- LOUNGE WITH MULTI FUEL STOVE
- PLEASANT OUTLOOK AND SURROUNDINGS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND A
- EPC RATING D

# Bacup Road

Todmorden, OL14 7HQ

£160,000



Situated in this popular residential location Hunters Estate Agents are pleased to offer to the market this traditional stone built end terraced property with enclosed paved garden. The accommodation briefly comprises of lounge with feature multi fuel stove, dining kitchen, storage cellar, two first floor bedrooms, bathroom and large attic room with another multi fuel stove. Located in a sought after position on Bacup Road with easy access to Todmorden's market town centre with a number of independently run shops, cafes and eateries as well as supermarkets such as Lidl, Aldi and Morrisons and the main line train station for Leeds and Manchester. For those who enjoy the outdoors, there are many wonderful country side walks and beauty spots to explore. Call now to arrange your viewing, to be sold with no onward chain.



### Lounge

12'1" x 11'10" (3.69 x 3.62)

A cosy and welcoming room with a double glazed window to the front aspect. The multi fuel stove sits on a tiled hearth with carved wooden surround and creates a wonderful focal point and adds charm and character to the room.

### Kitchen Diner

14'1" x 12'1" (4.31 x 3.69)

A lovely kitchen diner with a range of wall and base units, complimenting work surfaces and matching tiled splash backs. Space for a range style oven with a sink/drainage set at the window and plumbing for a washing machine/dishwasher. Double glazed window overlooking the patio garden and pleasant views beyond. Access to the cellar/workshop.

### Cellar

A good sized storage cellar or workshop with power, lighting and radiator.

### First Floor Landing

### Bedroom 1

12'1" x 11'10" (3.69 x 3.62)

Double bedroom with high ceilings and a double glazed window to the front aspect, carpet flooring and a radiator.

### Bedroom 2

12'1" x 7'11" (3.69 x 2.42)

Tastefully decorated bedroom with double glazed window to the rear with a pretty aspect.

### Bathroom

9'7" x 7'6" (2.93 x 2.29)

White three piece suite comprising of panelled bath with rainfall shower over, built in wash basin and WC. Double glazed window and part tiled walls.

### Second Floor Attic Room

17'8" x 12'1" (5.40 x 3.69)

Attic room with central staircase, two Velux windows and a feature multi fuel stove has been installed.

### Garden

On street parking to the front with a lovely patio garden to the rear with a pleasant outlook.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 864

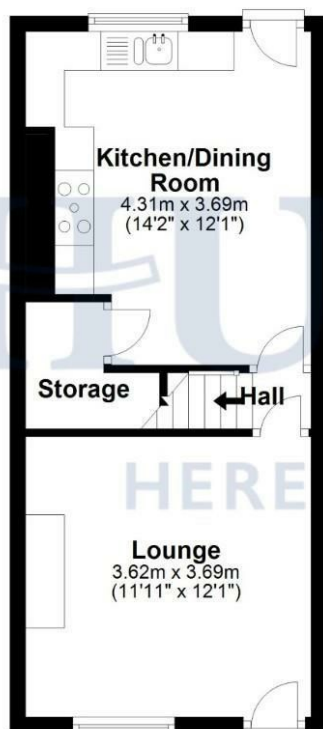
Leasehold Annual Ground Rent Amount £13.00

Council Tax Banding; CALDERDALE COUNCIL BAND A.

# Floorplan

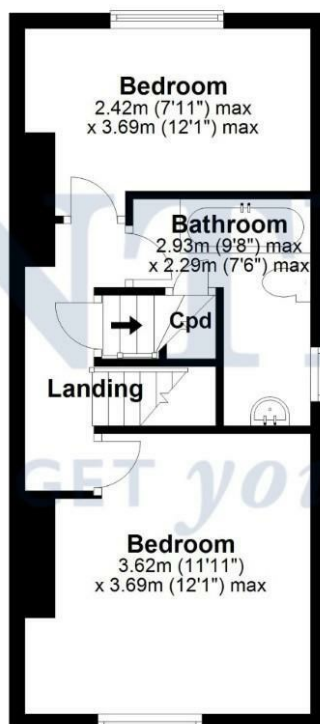
## Ground Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



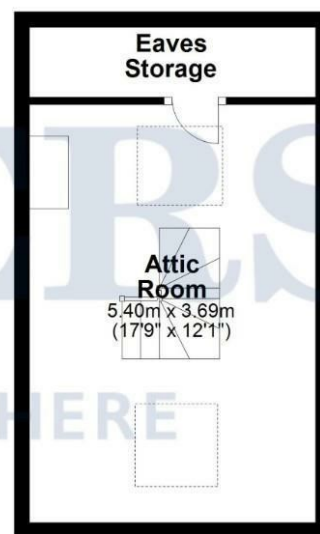
## First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



## Second Floor

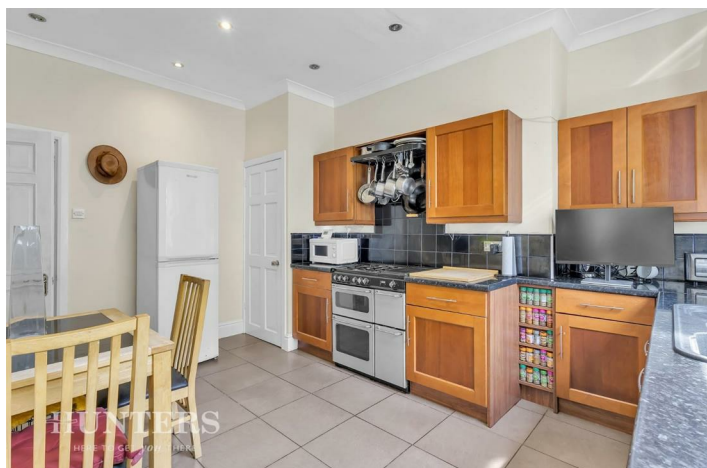
Approx. 23.6 sq. metres (254.4 sq. feet)



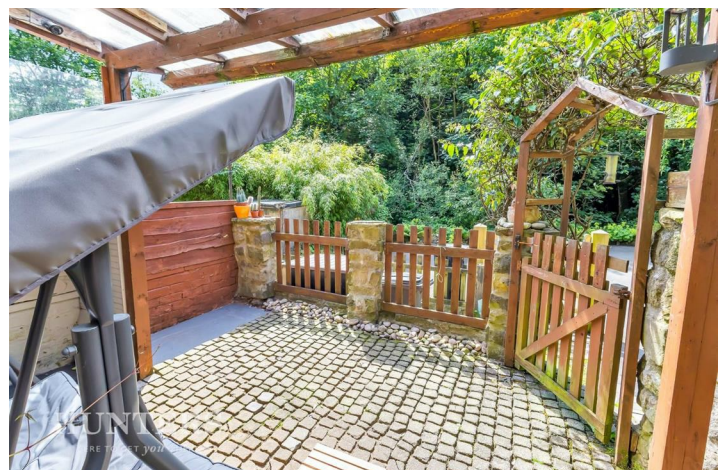
Total area: approx. 88.6 sq. metres (953.7 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters Littleborough



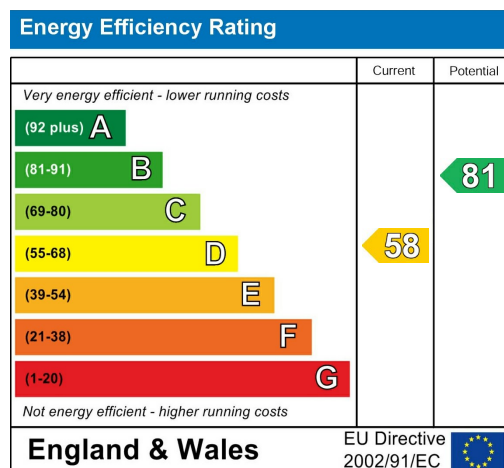








## Energy Efficiency Graph

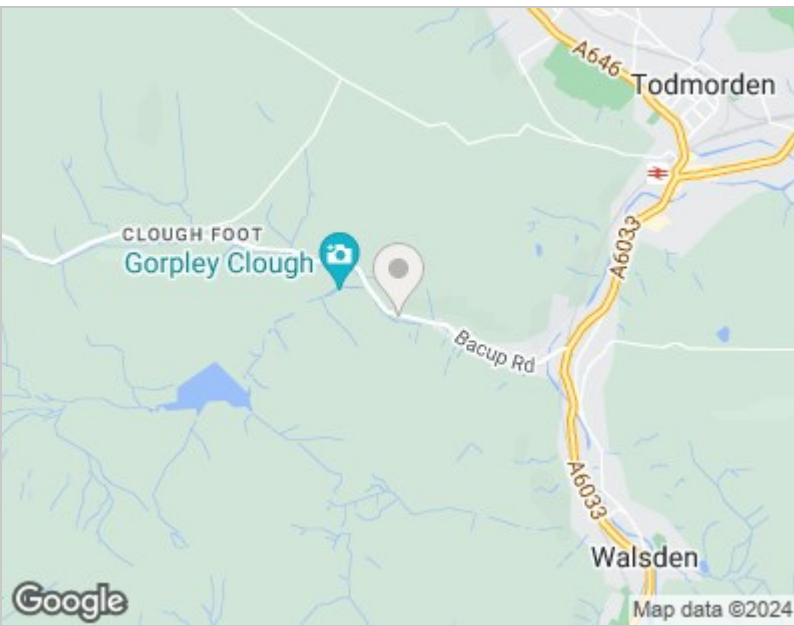


## Viewing

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.



Road Map



Hybrid Map





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.

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