

Peter David Properties

Residential Sales and Lettings

Lane Square, Off Lumbutts Road, Todmorden

Guide Price: £169,950



Description

Peter David Properties are pleased to present on the open market this impressive two bedroom end through cottage property having accommodation over three floors, boasting many original features like exposed stone work, lintels and beams making this an ideal property for the professional buyers who are looking for a property within easy access to local amenities and Walsden train station linking commuters to Manchester and Leeds

The accommodation in brief comprises of front entrance door giving access into the lounge with wood flooring and multi fuel stove fire, well-appointed fitted kitchen with built in appliances and dining area

On the first floor is bedroom two and bathroom with corner bath, good sized main bedroom on the second floor with en-suite facilities

Gas central heating and double glazing installed, externally there is a small patio area ideal for sitting out and enjoying the rural views.

Features

- Well Appointed Two bedroom End Terrace Cottage
- Accommodation Over Three Floors
- Lounge, Fitted Kitchen With Built In Appliances
- Bedroom And Bathroom On The First Floor
- Main Bedroom And En-Suite On The Second Floor
- Gas Central Heating And Double Glazing

- NO Upward Chain
- EPC Rating: E

Accommodation

Front Entrance Door

Gives direct access into the:-

Lounge 13' 9" x 11' 3" (4.18m x 3.42m)

Wood flooring, exposed stone work, inset multi fuel stove to the chimney breast, beams, window to the front, double radiator, access into the:-

Dining Kitchen 16' 11" x 9' 7" (5.16m x 2.93m)

Well-appointed fitted kitchen with matching wall and base units, inset stainless steel sink, built in electric oven, gas hob with extractor hood above, recessed LED down lighting, tiled flooring, open plan stairs to the first floor, double radiator and rear access door

First Floor

Landing Area

Wall mounted Baxi combination boiler, staircase access to the second floor

Bedroom Two 13' 0" x 11' 2" (3.97m x 3.40m)

Window to the front, exposed stonework, recessed LED down lighting, single radiator

Bathroom

Furnished with a three piece white suite comprising of vanity wash hand basin, low flush toilet, corner bath with shower unit over, tiled walls, radiator, recessed LED



down lighting, window to the rear

Second Floor

Bedroom One 13' 6" x 13' 1" (4.12m x 3.98m)

Having windows to the front and side, feature stone work, double radiator and access into the:-

En-Suite

Furnished with a three piece white suite comprising of a low flush toilet, pedestal wash hand basin, shower cubicle, tiled flooring and walls, extractor fan, velux window and chrome towel radiator

External Details

Small patio area to the front from where you can sit relax and enjoy the lovely open views over the hill side and beyond

Directions

Proceed out of Hebden Bridge towards Todmorden, upon entering the centre, take your left turn and proceed along passing Morrison's and look out for and take your left turn in Knowles Road, continue along here and take your left turn into Lumbutts Road where the property will be found on your left identified by our FOR SALE board

Money Laundering

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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