

MARSH & MARSH PROPERTIES

14 Holme Street, Todmorden, OL14 8EY

£130,000



****ATTENTION ALL FIRST TIME BUYERS, YOUNG FAMILIES OR SEMI-RETIRED COUPLES**** A THREE BEDROOM mid terrace property which is situated on the outskirts of the well sought after location of Todmorden. Where you will find all the amenities needed, to include a railway station, Todmorden High School, and the fantastic Centre Vale Park. In brief the property comprises of, a lounge and a kitchen to the ground floor. The first floor comprises of the main bedroom and a spacious bathroom with a three-piece suite. Two additional bedrooms are located on the second floor. Externally, the property benefits from a wooden decked garden to the front of the property.

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ENTRANCE HALL

Enter the property through a UPVC door into the entrance hall, which provides convenient access to the lounge.

LIVING ROOM 4.2 x 4.1m (13'11 x 13'3)



The lounge, featuring a stone fireplace as its focal point, includes a Calor gas fire, radiator, and a UPVC window that brightens the space.

KITCHEN 4.2 x 2.7m (13'11 x 8'10)



The kitchen features a wide range of wall and base units, complete with a one-and-a-half bowl sink with a chrome mixer tap. It includes a built-in oven and hob, along with space and plumbing for a washing machine, fridge, and freezer. The room

also provides access to the basement and is equipped with a radiator, a UPVC window, and a UPVC door leading to the rear.



LANDING

The stairs lead up from the kitchen to a landing, which provides access to the house bathroom and bedroom one. The landing also features a UPVC window, allowing natural light to brighten the space.

BEDROOM ONE 4.2 x 3.7m (13'11 x 11'11)



A spacious double bedroom featuring a radiator and a UPVC window that offers stunning, far-reaching views of the valley.

BATHROOM 2.6 x 3.1m (8'6 x 10'2)



The bathroom features a three-piece suite consisting of a bath with a shower above, a pedestal sink, and a low-flush toilet. The walls are partially tiled, and a useful storage cabinet provides ample storage space. This room also houses the combination boiler and is equipped with a radiator and a UPVC window.

BEDROOM TWO 4.2 x 2.9m (13'11 x 9'6)



A charming double bedroom featuring a ceiling beam, an internal window overlooking the landing, a radiator, and a large UPVC window that provides stunning, far-reaching views of the valley.



BEDROOM THREE 3.4 x 2.8m (11'1 x 9'4)



A double room featuring a large and useful

storage cupboard (4.25 x 0.90), a ceiling beam, radiator, and a Velux window.

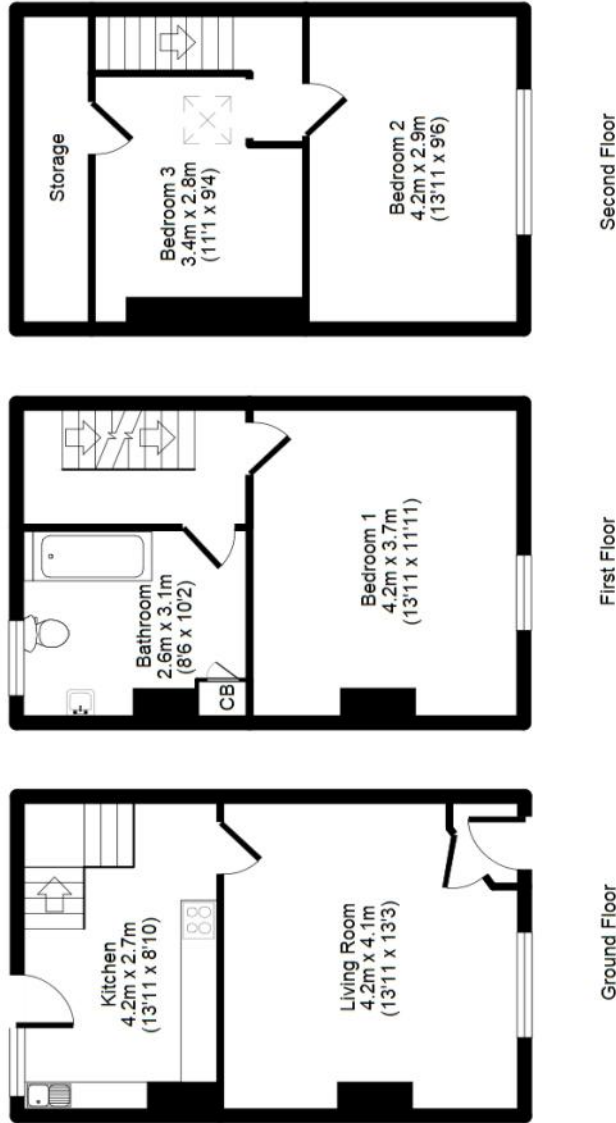


EXTERNAL

To the front of the property is a low-maintenance wooden decked yard.

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APPROX GROSS INTERNAL FLOOR AREA: 86 sq. m / 926 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. (c) Marsh & Marsh Properties