

FOURTEEN WOODHOUSE MILL
TODMORDEN
OL14 5LF

GUIDE PRICE £144,950

Woodhouse Mill is located on the quiet banks of the Rochdale Canal surrounded by attractive Pennine scenery. This Grade II listed building originating from 1872 has been sympathetically refurbished to provide 20 apartments providing beautiful waterside homes. There are plenty of country walks nearby and access to the Pennine Way.



Fourteen Woodhouse Mill is a spacious two bedroom apartment in this popular mill conversion and briefly comprises: Entrance Hallway, Open Plan Sitting/Dining Room /Kitchen, Two Bedrooms (One En-Suite), Bathroom, Elevated Balcony. Double glazed. Lift. Radio entry system. Secure parking.

Situated on Woodhouse Road is approximately one mile from the market towns of Todmorden and approximately three miles from Hebden Bridge – both have all the amenities and railway stations with excellent links to Manchester and Leeds.

Ryburne & co has prepared these Sales Particulars upon instruction of the Vendor(s). Services, fittings and equipment referred to within the Sales Particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly prospective Buyer(s) must make their own enquiries regarding such matters.

HALLWAY – (7.67m x 1.11m). Long entrance Hallway giving access to all the rooms. Laminate floor, smoke detector, “Dimplex” electric radiator and heating controls for the “Dimplex” heating system. There is a large cupboard housing the hot water emersion heater and tank.

OPEN PLAN LIVING ROOM/KITCHEN – (5.24m x 5.76m max.). Large open plan living area with much natural light from two windows overlooking canal and double patio doors to one wall opening out onto an elevated Balcony. There is a laminate floor, walk-in storage cupboard and three “Dimplex” electric radiators.



The **KITCHEN** (3.20m x 2.45m) features quality base units with complementary work surfaces, one side forming a long peninsular unit, with a breakfast bar. One and half bowl stainless steel sink and drainer. Integrated appliances include: washing machine, dishwasher, fridge/freezer, “Eurolec” oven and grill, “Cuisina” four burner electric hob. Stainless steel cooker hood and extractor fan with splash-back and ceiling spotlights

MASTER BEDROOM – (3.01m x 4.52m). Laminate floor, “Dimplex” electric radiator. Window overlooking the canal and over to the neighbouring hills. Access to ...



EN-SUITE – (2.16m x 1.81m). Three piece suite in white comprising W.C., hand-basin and shower cubicle. Chrome mixer shower and mixer taps. Chrome heated towel rail and stainless steel towel rail. Ceiling spotlights, wall lights and shaver socket. Tiled walls to the shower cubicle and tiled floor. Window.

BEDROOM TWO – (4.51m max. x 2.83m). Laminate floor, “Dimplex” electric radiator and window to the front with extensive views of canal and beyond.



BATHROOM – (2.27m x 1.81m). Three piece suite in white comprising bath, hand-basin and W.C. Chrome mixer taps, and over the bath mixer shower. Glass shower screen. Part tiled walls, and tiled floor. Chrome heated towel rail. Ceiling spotlights, wall lights, extractor fan and shaver socket. Stainless steel towel rail and wall mirror.

EXTERIOR – The **BALCONY** 2.31m x 2.85m with glass sides and a timber rail with extensive views along the canal and the neighbouring hillsides.



LOCATION – From our Hebden Bridge office take the A646 towards Todmorden for about three miles, turn left into Woodhouse Lane. On crossing the canal the Mill complex is on the left.