

SEVENTEEN STOODLEY GRANGE

LEE BOTTOM ROAD, TODMORDEN, OL14 6JR

GUIDE PRICE: £149,950

Nestling in a tree-lined enclosure on the southern slopes of the Upper Calder Valley is this delightful end period stone property located within the walled boundary of a very popular rural residential development. In an area of outstanding rugged beauty, Stoodley Grange is next to the Pennine Way and stands in the shadow of the Stoodley Pike monument. This area benefits from a regular country bus service, which connects Stoodley with the local market towns and their schools.

Viewing this property is highly recommended to appreciate its quality



Seventeen Stoodley Grange is in immaculate condition and beautifully renovated. Gas central heating and alarm system. Comprising: Dining Hall, Sitting Room, Fitted Kitchen, Two Bedrooms, Bathroom. There is private parking for two cars and attractive sheltered courtyard with flower borders and shrub garden.

Situated approximately two miles from Todmorden and three miles from Hebden Bridge, both are market towns and have all amenities. Set in the heart of Calderdale, midway between Manchester and Leeds, Stoodley Grange offers the combined benefit of a rural location and excellent road and rail links to major towns and cities.

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 the prospective Buyer(s) must make their own enquiries regarding such matters.

Ground floor
Door to...



DINING HALL – 2.88 x 2.62m Delph shelf. Attractive niche with built-in shelves. Radiator. Double door to . . .

QUALITY FITTED KITCHEN – 2.86 x 1.77m window to front. Bespoke fitted kitchen with wall and base units. Complementary work surfaces and wall tiling. 'Carron Phoenix' sink unit with matching mixer tap. Built-in washing machine. Fridge and freezer. Wall mounted 'Vaillant' combination boiler. Fitted 'Baumatic' oven and gas hob with built-in overhead extractor. Ample storage space.



SITTING ROOM – 4.48 x 4.36m double glazed windows to front and rear. Attractive corner brick fireplace with Living Flame gas fire. Dado rail and delft rack. Two wall lights. Under stairs storage cupboard. Radiator. Pine staircase to First Floor. . .

First floor

BEAMED LANDING double-glazed low window to front. Beamed ceiling.



BEDROOM ONE – 3.55 x 3.44m Velux roof light. Beamed ceiling. Window to the rear. TV aerial socket. Storage. Feature brick chimney breast. Wall lights. Radiator.

BATHROOM – 2.92 x 1.51m Velux roof light. Three-piece white suite comprising: Bath with shower head, wash hand basin and w.c. Complementary tiling. Beamed ceiling. Extractor fan. Radiator.



BEDROOM TWO – 3.92 x 2.89m Velux roof light. Beamed ceiling, low window to rear. Exposed chimney breast. Telephone sockets. Radiator

EXTERNAL - Sheltered within a sturdy boundary wall the site has spectacular views across the valley to the north whilst to the south the skyline is crowned by the towering 120 ft high stone obelisk of Stoodley Pike erected to commemorate the final defeat of Napoleon. Attractive established garden borders to three sides with hedges and shrubs providing shelter to courtyard access. Two private parking bays.

TENURE – Freehold

VIEWING - By appointment with our office.



LOCATION - From our Hebden Bridge office take the A646 towards Todmorden and continue for approx. two miles. Turn left at Shaw Wood Road signposted for Mankinholes. Follow the road over the narrow canal bridge bearing right and up the road through the woods for approx. half a mile. This road becomes Lee Bottom Road and bears left. Passing Harvelin Park (to the right) Stoodley Grange appears on the right. Proceed through the gateway. Take the right driveway. No. 17 is on the left - indicated by our "For Sale" board

MORTGAGES: Arranged by Independent Financial Advisors. FREE quotation, without obligation, at the best available rates. Please ask for details.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it

To assist you in your decision to move we will be happy to call at your home and give a verbal valuation on your existing property. There will be no charge or obligation.