



Nineteen Harvelin Park  
Lee Bottom Road, Todmorden OL14 6HX



Garden and House



Sitting Room



Entrance Hall



Dining Room



Conservatory

**This superior three bedroom detached House stands in a level position and from both elevations there are magnificent views of the surrounding countryside with the historic obelisk of Stoodley Pike high in the fine rugged moorland to the rear. There are well established and maintained gardens to the front and rear. Double garage.**

Nineteen Harvelin Park briefly comprises: Entrance hall, open plan sitting / dining room, quality kitchen, conservatory, three bedrooms and house bathroom. The property has the benefit of gas central heating and uPVC double glazing throughout.

The property is approximately two and a quarter miles from Todmorden centre and three and a quarter miles from Hebden Bridge. Both offer all amenities plus excellent road links and railway stations providing regular services to Manchester and Leeds.



Kitchen



Bedroom One



Landing



Bedroom Two



Bathroom



Bedroom Three

#### ENTRANCE HALL

Light oak solid wood floors throughout the property. Two storage cupboards providing good storage plus space for coats and shoes.

#### CLOAKROOM

Two piece white suite comprising W.C and wash hand basin. Window to the side. Tiled floor and tiled walls to dado height. Ceiling light. Heated towel rail.

#### SITTING ROOM

This spacious room has a large double glazed window providing superb views over the rear garden to the valley beyond. Light oak floor. Marble fire place with contemporary electric fire. Radiator. Ceiling light. Archway through to...

#### DINING ROOM

Double glazed window to the rear with lovely views. Hatch through to the kitchen. Light oak floor. Radiator.

#### QUALITY KITCHEN

Fitted cream wall and base units offering ample storage options and complementary work surfaces. Belfast sink and tiled splash back throughout. 'Smeg' six burner hob and double oven with extractor cooker hood. There is an integrated dishwasher, fridge and freezer. Tiled Floor. Access through into the conservatory.

#### CONSERVATORY

Overlooking the rear garden and valley beyond. Provides access through into the garage and a further door leads to the side of the property. Tiled floor.

#### STAIRS TO FIRST FLOOR AND LANDING

Stairs lead to a good size landing with large window to the front looking out to Stoodley Pike. Currently it is also used as a study.

#### BEDROOM ONE

Double glazed windows to the rear with views over the valley. Oak wood floor. Built in storage cupboard. Ceiling light. Radiator.

#### BEDROOM TWO

A good bedroom with double glazed window to the rear offering wonderful views. Light oak floor. Built in storage.

#### BEDROOM THREE

Double glazed window to the front with views to Stoodley Pike and the surrounding moorland. Light oak floor. Radiator.

#### BATHROOM

The bathroom is fully tiled and fitted with a white three piece suite comprising: W.C., wash hand basin and bath with wall mounted 'Mira' shower. Frosted window to the rear. Radiator.

#### GARAGE

A double garage also in use as a UTILITY ROOM. There are worktops to two sides. Plumbing for a washer. Wall fitted gas boiler. Electric garage door. Window to the side.



View To Stoodley Pike

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																																													
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



Garden



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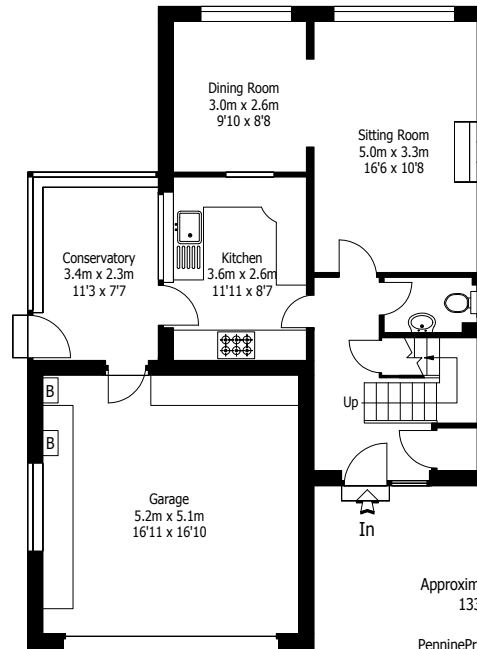
### LOCATION

Take the A646 towards Todmorden. Follow the A646 for approximately two and a half miles and then turn left into Shaw Wood Road, over the river and canal. Follow this winding road round to the right and then up the hill for approximately three quarters of a mile. The road becomes Lee Bottom Road. Continue and take the third turning onto Harvelin Park. Nineteen can be found a short way on the left.



View

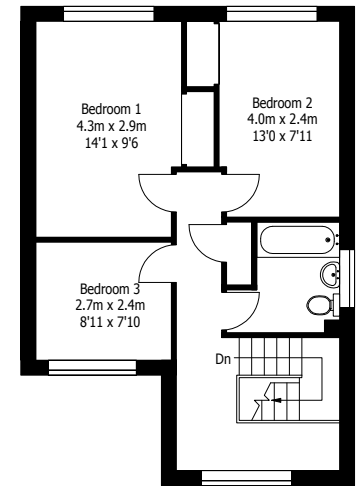
## 19 Harvelin Park Lee Bottom Road Todmorden



Ground Floor

Approximate Gross Internal Area  
133 sq m / 1430 sq ft

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This plan is for guidance only. Not to scale unless stated.



First Floor

### EXTERIOR

The gardens are both established and well cared for with lawned gardens to the front and rear. There is a patio area to the rear with steps down to a vegetable patch and further raised beds. The front is mainly lawn with established borders and shrubs.

### VIEWING

By appointment with Ryburne & Co.

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.

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