

## TWENTY ONE GEORGE STREET

TODMORDEN, OL14 5QD

GUIDE PRICE £139,000

Overlooking the canal and convenient for all the amenities the town of Todmorden has to offer this terraced cottage was built around the 1830's and has good family accommodation on four floors. The rooms are all of a good size and have been well maintained and modernised. No chain



**Twenty One George Street** briefly comprises: Dining Kitchen, Utility Room, Sitting Room, Two Bedrooms and Bathroom. Gas central heating and a sheltered patio garden to the front.

Situated in the centre of Todmorden for all amenities including the railway station with excellent rail links to Leeds and Manchester.

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.

*Lower Ground Floor*



**KITCHEN/DINING ROOM (4.30m max. x 4.70m max.)** – Large enough for a good size dining table there are exposed beams, stone flagged floor, stone fireplace with “Dunsley” multi fuel stove, range of wall and base units with solid wood work tops, stainless steel one and half bowl sink and drainer, Stainless steel cooker hood with extractor fan, radiator and double French doors leading out to the patio garden.

**UTILITY ROOM (0.00m x 0.00m)** – Solid wood work top with Belfast sink, stone shelves, extractor fan and plumbing installed for a washing machine.

*Ground Floor*



**SITTING ROOM (4.50m max. x 4.72m max)** – Beamed ceiling, windows to front, built in cupboards to alcove, built-in window seat with storage, open staircase to first floor and radiator.

*First Floor*

**MASTER BEDROOM (4.00m x 4.33m max.)** – Windows to the front overlooking the canal, exposed beams, some wood panelling, stone fireplace, built in wardrobe/storage cupboard and radiator



*Second Floor*

**LANDING (1.86m x 1.64m max.)** – Providing access to the rooms on second floor.

**BEDROOM TWO (4.74m x 2.36m max.)** – Beamed ceiling, window to front overlooking the canal, built in cupboard housing gas combination boiler, radiator.



**BATHROOM (1.94m max. x 2.91m)** – Walk in shower cubicle, free standing roll top bath, in white, WC and hand basin in white, slate tiled floor and half tiled walls, chrome mixer shower with concealed valve, radiator and loft access.

**EXTERIOR** – To the front is a sheltered patio garden with stone garden store. The front of the property is looking towards the Rochdale Canal, with its scenic towpaths and walks.



**LOCATION** – From our Hebden Bridge office take the A646 towards Todmorden for approximately four and a half miles, and turn left into Union Street South, George Street is on your left hand side just a few yards opposite the car park.

**VIEWING** – By appointment with RYBURN & CO

**Energy Performance Certificate**

43 Edgemoor Road  
HEBDEN BRIDGE  
HEAT TOWN  
HKT 8AR

Quoting from: 14th March 2009  
Date of assessment: 28 December 2008  
Date of certificate: 28 December 2008  
Reference number: 9771-2828-8327-0001-8256  
Type of assessment: Single, existing dwelling  
Total floor area: 77 m<sup>2</sup>

Energy Efficiency Rating	Current	Potential	Environmental Impact Rating (CO <sub>2</sub> )	Current	Potential
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