

TWO CALIFORNIA DRIVE

OFF LUMBITTS ROAD, TODMORDEN OL14 6PW

Guide Price: £310,000

Located in an elevated position with magnificent views, this attractive five bedroom detached HOUSE has delightful landscaped gardens, garage and private parking. The property occupies a position in a prestigious residential area on the fringe of beautiful countryside



Comprises: Entrance Hall, Cloaks, Bathroom, Dining Room, Sitting Room, Fitted Kitchen, Five Bedrooms, Family Bathroom. Gas central heating (all radiators with thermo radiator valves). uPVC double-glazing.

The property is situated approximately one mile from Todmorden Centre for all amenities including schools, shops, leisure facilities etc and there are excellent road and 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 the prospective Buyer(s) must make their own enquiries regarding such matters.



Accommodation

ENTRANCE HALL – 4.36m max x 3.42m including stairs to first floor. Archway to Dining Room and Bathroom. Radiator. Telephone point

Cloakroom Storage and Under-stairs Cupboard

CLOAKS – with w.c. and wash hand basin. Radiator. Window to the front

BATHROOM ONE – Four piece suite comprising: Corner bath, wash hand basin, w.c., bidet and shower cubicle with 'Triton T70 Si' shower unit. Wall extractor. Half tiled. Window to the front. Shaver point and radiator.



SITTING ROOM – 6.11 x 3.55m Patio door to garden. Rustic brick fireplace with living flame gas fire. Radiator

DINING ROOM – 4.44 x 3.25m Window to the rear.
Radiator. Telephone point



FITTED KITCHEN with archway to Dining Area– 4.11 x 2.70m Base and wall units in white with tiled splash backs, stainless steel sink unit. ‘Ariston’ extractor, built-in fridge, ‘Stoves Newholm’ double oven. Telephone point. Double radiator. Door to garage.

First floor

LANDING – 5.02 x .78m Radiator. ‘Velux Window’. Access to **LOFT** which is part boarded and access by loft ladder. Lighting. Fully insulated.

FAMILY BATHROOM – Window to the rear. Three piece suite comprising Bath with ‘Gainsborough’ shower over bath and shower screen, wash hand basin, w.c. Radiator



BEDROOM ONE – 4.04 x 2.65m (into wardrobes) Window to the rear. Built-in wardrobes. Airing cupboard. Radiator.

BEDROOM TWO – 4.28 x 3.34m Window to the front and side. Access to **LOFT** area with floor, light and power access by loft ladder. Lovely open views. Built In Wardrobe. Radiator

BEDROOM THREE – 3.69 x 2.32m Window to the front. Radiator.

BEDROOM FOUR – 2.77 x 2.70m Window to the front. Storage over stairs. Radiator. Telephone point

BEDROOM FIVE – 2.38 x 2.36m plus recess. Window to the rear. Radiator



EXTERNAL - Gardens to the front, side and rear, most attractive with established shrubs, trees, lawns and borders with specimen conifers and flowers. Driveway with excellent parking.

GARAGE – 5.34 x 2.61m Up and over door. ‘Vokera’ gas central heating boiler. There are many shelves and gas meter.

VIEWING - By appointment with our Hebden Bridge office.

LOCATION - From our Hebden Bridge office turn left and continue along the A646 for approximately 3 miles. Pass the railway viaduct and approximately ½ mile turn left into Woodhouse Road. Follow this road which is winding and wooded to the T-junction and turn right. Follow this road passing Sheperd’s Delight pub and continue for approx 1 mile. California Drive is on the left.

Energy Performance Certificate

2, California Drive, TODMORDEN, OL14 6PW Dwelling type: Detached house
Date of assessment: 27 April 2009 Date of certificate: 27 April 2009
Reference number: 0200-2013-0464-0121-0205
Total floor area: 154 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy efficiency: 62%	85%	Environmental impact: 62	62

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	247 kWh/m ² per year	216 kWh/m ² per year
Carbon dioxide emissions	6.4 tonnes per year	5.6 tonnes per year
Lighting	£91 per year	£76 per year
Heating	£900 per year	£700 per year
Hot water	£173 per year	£173 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EPC to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 612 or visit www.energyrating.org.uk/eflypage