

FORTY ONE CAMBRIDGE STREET

TODMORDEN, OL14 5BJ

GUIDE PRICE £82,750

This late Victorian terraced house is located in a convenient and level position in the centre of Todmorden. This would make an excellent starter home in a popular residential area.



41 Cambridge Street briefly comprises: Sitting Room, Kitchen, Bathroom, Two First Floor Bedrooms plus Attic Bedroom. There is a forecourt garden to the front and a rear yard with an Outhouse.

Todmorden has all amenities of a Pennine market town with excellent railway links to Leeds/Bradford and Manchester together with regular bus services to Rochdale, Burnley and Halifax. Surrounded by beautiful countryside with the attractive Rochdale canal passing through the town.

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.

SITTING ROOM (3.92m max. x 4.20m) – There is a fireplace with a stone mantel shelf, a fitted ‘Flavel’ gas fire. Coved ceiling. Radiator. Double glazed window.

KITCHEN (3.92m max x 2.73m) – Range of wall and base units with complementary work tops and half tiled walls. Stainless steel sink and drainer with plumbing for washing machine. Appliances include ‘Lec’ Fridge Freezer, ‘New-world’ gas cooker with extractor over. Heater. Double glazed window and door to the rear. Stairs to the first floor.



First Floor –

LANDING (1.77m x 151m max.) – Access to Bedrooms One and Two, the Bathroom and the Attic

BEDROOM ONE (3.91m x 3.47m min. not inc. alcoves.) – Fitted wardrobes and cupboards. Double glazed window to the front. Gas wall heater.

BEDROOM TWO (3.48m max x 2.31m max not inc. alcoves) L-Shaped. Fitted cupboards. Brittany II multi point gas water heater. ‘Baxi’ wall heater. Double glazed window overlooking rear.

BATHROOM (2.34m max. x 3.09m) – Three piece suite in white comprising w.c., wash hand basin, bath with “Gainsborough” electric shower. Double glazed window to the rear. Stairs to Second Floor -

ATTIC ROOM (4.60m max. x 3.91m max.) – Good room with exposed beams and “Velux” window. There is also access to large under eaves storage areas on both sides.

EXTERIOR – To the front is a flagged Forecourt area and a flower bed. There is also a stone out-house and water tap situated within the paved rear yard.

LOCATION – From our Hebden Bridge Office take the A646 towards Todmorden. Proceed for approx. four and a half miles to the centre of Todmorden. Once you reach the Hippodrome take the first right onto Hey Street and the first right into Cambridge Street and 41 is situated on the left



Energy Performance Certificate

41 Cambridge Street
Lancashire
OL14 6JL

Dwelling type: Mid-terrace house
Date of assessment: 18 June 2009
Date of certificate: 18 June 2009
Reference number: 6000-7086-0236-4296-1413
Total floor area: 74 sq m

This home's performance is listed in terms of the energy use and carbon dioxide emissions of the home. The energy efficiency rating is based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO ₂)	
Current	Potential	Current	Potential
D	C	D	C

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

	Current	Potential
Energy use	345 kWh per year	310 kWh per year
Carbon dioxide emissions	4.3 tonnes per year	3.8 tonnes per year
Gas usage	4242 per year	4242 per year
Electricity	4242 per year	4242 per year
Fuel costs	492 per year	492 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of the amount of fuel used and CO₂ emissions. Fueling and heating bills for this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety charges. The certificate has been produced for comparison purposes only and should not be used to compare 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance. For advice on how to take action and to find out about other options available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk