

FOUR HARLEY WOOD

TODMORDEN, OL14 8HT

OFFERS AROUND £129,000

A most attractive semi-detached house with landscaped gardens to both front and rear.

Occupying a level position in a popular residential area this property has excellent views with the centre of Todmorden approximately one and a half miles, with schools and public transport within walking distance



Four Harley Wood comprises: *Ground floor* Entrance Hall, Open-plan Sitting/Dining Room, Kitchen, *First floor* - Landing, Three Bedrooms, Bathroom. Gas central heating. Double-glazing. Parking area. Gardens to front and rear.

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

HALLWAY - Stairs to the first floor

OPEN PLAN SITTING DINING ROOM - 6.46 max x 3.98m max Double-glazed to the front and rear overlooking the gardens to views of the surrounding countryside. Attractive fireplace with gas fire, marble and wooden fire surround. Radiators x 2.



KITCHEN - 3.32 max x 2.61m max Tasteful fitted base and wall units with marble effect work top. Tiled walls and floors. Double glazed window overlooking rear garden and door giving access to the rear of the property.

First floor

LANDING - Laminate floor. Access to three bedrooms, bathroom and loft area.

BATHROOM - The room is tiled. Three-piece white suite comprising: Bath with shower, wash hand basin and wc. Laminate flooring. Double-glazed frosted glass window to the rear.



