

FOUR HIGHER EASTWOOD

EASTWOOD LANE, TODMORDEN, OL14 8RU

GUIDE PRICE £169,000

This deceptively large three-bedroom stone built property is in an excellent picturesque location high on the hills overlooking the Calder Valley. Situated in the pretty hamlet of Higher Eastwood the property offers period charm and character, including inglenook stone fireplace, and is surrounded by some of the loveliest views and countryside in the area. Present day comfort is not sacrificed with a modern kitchen and bathroom, along with double-glazing and a combi boiler providing central heating and hot water. New damp proof course. The property is south facing.



Located on the hills above Calder Valley approximately mid-way between Hebden Bridge and Todmorden. Both towns offer all the normal amenities including railway stations providing regular services to Manchester and Leeds.

FOUR HIGHER EASTWOOD briefly comprises: *Ground Floor:* Entrance vestibule, Lounge, Kitchen/Diner and Utility or Work Room. *First Floor:* Landing area, Two Bedrooms, Bathroom and Airing cupboard *Second Floor:* Third Bedroom and large Storage area. Gas central heating and double-glazing.

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.



ENTRANCE VESTIBULE (1.25mtrs x 0.99mtrs with angled interior door).

The uPVC outer door gives access to this useful entrance area, which provides coat-hanging space. A panelled door leads through into the lounge.



LOUNGE (4.46mtr into alcove x 4.57mtr including entrance vestibule)

The most striking feature when entering this room is the large beautiful and traditional Ingle Nook type fireplace with stone surround and hearth, which includes a cast iron dog grate. The fireplace is complemented by the polished wood skirting boards. A radiator is fitted in this room.

WORKROOM (1.96mtr x 2.31mtr)

From the Kitchen/Diner, a polished wood door leads through into a useful workroom or Utility.



KITCHEN/DINER - "L" shaped room (5.53mtr including stairs x 4.40mtr at widest point & 1.82mtr at narrowest) The whole room has an open airy feeling to it. There are modern kitchen wall and base units with complimentary work surfaces. Splash back tiling is to be fitted. The base units are designed to house a slot-in cooker and plumbing is in place for a washing machine. A wall mounted 'Vokera' combi boiler provides for the hot water and heating and a radiator is included. A four spot light bar provides lighting to the main kitchen area.

STAIRCASE & LANDING – ("L" Shaped) (Side 1 – 3.87mtr x 0.80mtr) (Side 2 – 4.42mtr x 1.42mtr including stairs) A staircase with polished wood handrail and tongue & grooved walling leads up to the first floor. The landing is "L" shaped and gives access to two bedrooms, bathroom, airing cupboard and the staircase to the second floor. The airing cupboard is fitted with a radiator.



BEDROOM ONE (4.41mtr into alcove x 4.01mtr) This large bedroom is fitted with a radiator and offers an excellent view over the Calder Valley.

BEDROOM TWO (2.48mtr x 4.34mtr) Currently used as an office this bedroom is also fitted with a radiator.

BATHROOM (3.44mtr x 2.33mtr) (including airing cupboard) Fitted with a three piece suite in white consisting of w.c., wash hand basin and bath. The bath is fitted with a shower with an attractive patterned glass side screen. The bath has attractive wood panelling and the style is continued onto a cupboard under the wash hand basin giving an attractive and warm feel to the room. The bath is tiled to accommodate the shower and is continued as splash back tiling over the wash hand basin. Radiator. Field views from window.



Second floor:

BEDROOM THREE (4.08mtr including stairs x 4.26mtr – limited headroom under eaves) A staircase, with wood handrail and balustrade, leads from the first floor landing up to the third bedroom. This room features exposed beams and woodwork and provides a large storage area under the eaves to one side. A radiator is fitted and a gable end window provides ample natural light.


EXTERIOR

To the rear of the property is a shed with electricity installed. There is off road parking and a small enclosed south facing garden with excellent views ideal for those summer BBQ's.

VIEWING - Viewing is by appointment with our office.

LOCATION From our Hebden Bridge office take the A646 towards Todmorden for approximately three miles. Looking for the Eastwood Masonic Hall on the left (a large building with car parking to the front) take the next right, sign posted Duke Street. After passing under the railway bridge follow the road to the right. Continue along this metalled un-metalled road for approximately half a mile until you emerge from the woods. The hamlet of Higher Eastwood is straight ahead and Four Higher Eastwood is on the right hand side of the road.



Energy Performance Certificate 

4 Higher Eastwood Eastwood Lane
TODMORDEN
LANSHIRE
OL14 8RU

Dwelling type: End terrace house
Date of assessment: 22 February 2020
Date of certificate: 22 February 2020
Reference number: 0587-2930-0028-0021-0316
Total floor area: 111 sqm

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 Rating (CO ₂)	
Current	Potential	Current	Potential
D	C	D	C

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

	Current	Potential
Energy use	£10 kWh/m ² per year	£29 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	3.4 tonnes per year
Lighting	£58 per year	£53 per year
Heating	£1,375 per year	£113 per year
Hot water	£134 per year	£121 per year

Based on idealised assumptions about occupancy, heating patterns and geographical location, the above table provides an indicator 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 an associated service, maintenance or safety inspection. This certificate has been produced 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 EPCF to provide information on these details and improve its energy performance.
For advice on how to take action and to find out about other measures to help make your home more energy efficient call 0800 512 121 or visit www.energyandclimate.gov.uk