



6 The Mount
Todmorden OL14 8BH



Sitting Room



Dining / Family Room

This is a quality Victorian (circa 1890) double fronted stone and Accrington brick, end terrace four-bedroom generously proportioned south facing RESIDENCE. To the front there is a walled low maintenance patio. There is an attractive and protected large meadow of land opposite. Situated in a convenient position with superb views 6 The Mount, with some of the original Victorian features remaining.

The accommodation comprises: Ground floor Entrance Hall, Sitting Room, Dining Room, Quality fitted large Kitchen, Utility Room with W.C. First floor Landing area, Four Bedrooms, one with wet room, Luxury Bathroom, Loft area. There is gas central heating and double-glazing throughout. 'Sky' is installed throughout the property.

Situated approximately half a mile from the centre of Todmorden. Convenient for all amenities including a railway station with excellent service to Manchester and Leeds.

Ground floor

ENTRANCE HALL

Recent replacement of front windows and door with quality hardwood custom made frames in keeping with original designs. The door incorporates bespoke stain glass window. Tiled floor.

SITTING ROOM

Set just off the main hallway. The room benefits from high ceilings and features which include original picture rails and cornice. Windows to the front with lovely views. Portuguese lime stone fire place with fitted coal effect gas fire. Original Parquet floor. Double glazed window to the front. Internal half solid/ glass panelled doors. Radiator. Door through to inner hallway.



Kitchen

DINING / FAMILY ROOM

Original parquet floor, picture rails and cornice. High ceilings. Coal effect gas fire set in a marble surround and hearth. Double glazed window to the front which looks out on to the front of the property. Glass panelled inner door through on to inner hallway. Radiator.

INNER HALLWAY

Laminate floor. Access to kitchen. Under stairs storage.

SPACIOUS KITCHEN

Quality fitted kitchen with a range of base, wall, display and freestanding island with optional breakfast bar unit. Complementary worktops and splash back. Sink and drainer with extendible tap. Integrated appliances include 'Stoves' electric oven and griddle, gas hob, fridge/freezer and 'Diplomat' dishwasher. Two double glazed windows to the rear. Ceiling spotlights on a track. Laminate flooring. Radiator. Access to the rear porch.

UTILITY ROOM

Range of fitted base and wall units with integrated sink and drainer. Plumbing for washer. W.C. 'Vokera' combi boiler. Strip light. Radiator.

First Floor

STAIRS to LANDING

Double hand rail up the stairs. Integrated spotlights. Access to loft space which has been fully boarded out, insulated, has power and integrated ladder access.

BEDROOM ONE

A good size room which accommodates a Super king size bed. Double glazed window to the front with country views. 'Sky' is fully installed. Ceiling light. Radiator. Access to the....

WALK-IN WET ROOM

Fully tiled walls and floor. Part of the floor is fitted with under floor heating. Wall fitted 'Mira' power shower. Heated curved towel radiator. Extractor.

BEDROOM TWO

Double glazed window to the front with wonderful country views. Original fitted Victorian wardrobe and drawers. Original picture rail. Ceiling light. Radiator.

BEDROOM THREE

Double glazed window to the rear. Large radiator.



Bedroom One



Utility Room



Wet Room



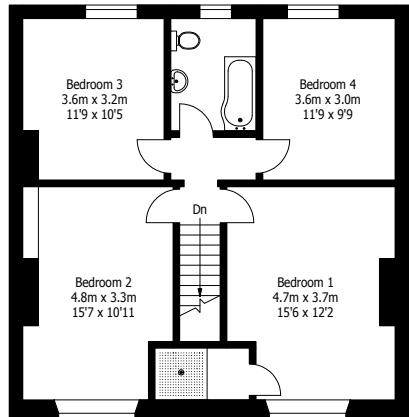
Bedroom Two



Bathroom

6 The Mount Todmorden

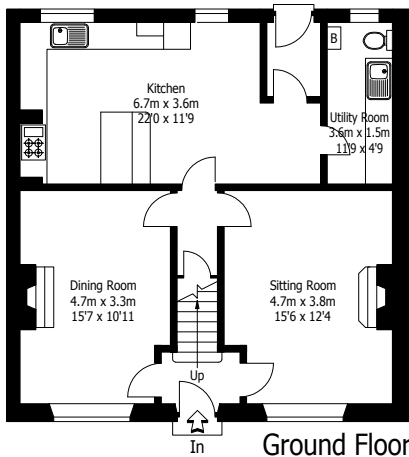
Approximate Gross Internal Area:
161 sq m / 1730 sq ft
(including Garage)



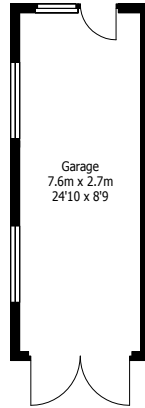
First Floor



View



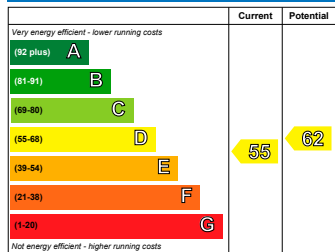
Ground Floor



Garage

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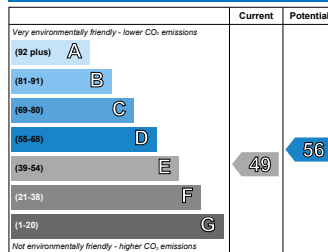
Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

BATHROOM

Modern luxury white suite comprising W.C with automatic close lid. Wash hand basin and 'Jacuzzi' bath with wall mounted 'Mira' power shower. The walls are majority tiled. Tiled floor. Double glazed window to the rear with custom made metal blind. Heated curved towel radiator. Extractor.

BEDROOM FOUR/OFFICE

Currently used as an office but could be used as bedroom. Double glazed window to the rear. Large radiator.

GARAGE

Detached garage is set on the driveway at the side of the property. The garage has parking for one car plus storage. Windows to two sides. Power is connected from the house. Door to the rear garden. The driveway has parking for one car.

EXTERNAL

Flagged/paved garden to the front with wall top plants, wrought iron gates. Fixed lights. A shared access takes you round the back of the property where the current owners have created a terraced garden, many established plants and shrubs utilising available natural rock spaces. Flagged terrace, built in BBQ. There are 2 fixed large vegetable beds created from reclaimed railway sleepers.

VIEWING

By appointment with our office.

LOCATION

From our Hebden Bridge office turn left and proceed along the A646 for approximately four miles. Immediately past Cross Stone Road turn right onto Hallroyd Road over the railway bridge into Stansfield Hall Road, pass Stansfield Hall and turn right immediately past the gates on to The Hollins. Up to the top and turn right into The Mount, follow the road to 6 The Mount which is on left.



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