

# RYBURNE & CO

Estate Agents ~ West End Hebden Bridge HX7 8UQ

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## **NINE WELL STREET**

TODMORDEN OL14 6LW

**GUIDE PRICE £132,000**

**stamp duty paid by vendor**

This is a most attractive late Victorian, stone end-terraced house spanning three floors with great charm and character, quietly located in an old hamlet, in the heart of Todmorden. The quality of décor, fittings and finish are of the highest standard. The views over the town and the countryside beyond are exceptional. All the amenities of this bustling Pennine market town are easily accessible from this location.



Comprising: Impressive and welcoming open plan living room and modern kitchen, cellar, 2 double bedrooms, contemporary bathroom

*Ground Floor*

**Open plan living room (5.76m x 4.90m approx. including stairs)**



**KITCHEN AREA** - With window facing front and rear aspects, reclaimed oak flooring, deep skirting, modern range of units and shelves incorporating integral "Hotpoint" cooker and hob, extractor fan, dishwasher, solid oak worktop and complementary splash-back tiling, stainless steel sink

**DINING LIVING AREA** - Dual aspect, reclaimed oak flooring, deep skirting, attractive fireplace and surround, two old style radiators, alcove to one side with shelving

**CELLAR** - Plumbed for washing machine, combination boiler and useful storage areas



*Stairs to First Floor*



**BEDROOM 1** – (4.12m x 3.74m approx at widest point) Three windows with the rear window having outstanding views, original cast iron fireplace, storage cupboard, exposed wood floorboards and a radiator

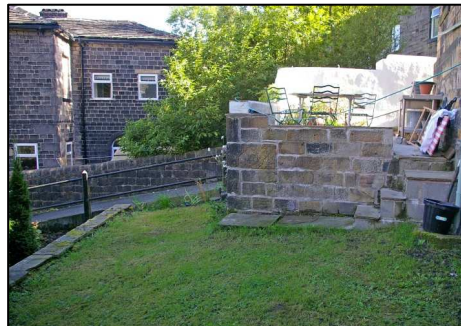
**BATHROOM** – ( 3m x 2.14m) Three piece modern suite comprising square wash basin with chrome mixer tap and towel rail under, bath with chrome mixer tap and shower over and w.c., tiled to two walls with mirror inset above basin, shelving into alcove, spotlights

*Stairs to Second Floor*

**BEDROOM 2** – ( 6.38m x 4.41m approx. ) One window to gable end, one Velux window, exposed floorboards, two radiators



**EXTERNAL – REAR GARDEN AREA** Steps to terraced area with attractive stone wall boundaries and a lawned area. Far reaching views of the church and countryside beyond from this tranquil and sunny position.



**VIEWING** – By appointment with our Office

**LOCATION** – From our Hebden Bridge office, turn left and follow A646 into Todmorden, turn left at mini roundabout onto Rochdale Road. After the Golden Lion public house on the left, turn left into Longfield Road and then take an immediate right up the access road leading to Honey Hole. Follow the road to the right and turn left into Well Street. Proceed along the road and number 9 Well Street can be found on the left.

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.