

**RIDGE HOUSE**  
**15 PLEASANT VIEW**  
**WELL LANE, TODMORDEN , OL14 7AT**

**GUIDE PRICE £250,000**



Stone built detached, three bedroom Family House with rooms of good proportions. Private parking. Situated in an extremely convenient location, very close to the railway station and being in an elevated location has excellent views of the countryside surrounding Todmorden and to local landmarks including Cross Stones Church and Stoodley Pike

**Pleasant View** briefly comprises: Entrance Hall, Kitchen/Dining Room, Cloakroom, Sitting Room, Landing, Three Bedrooms (One En-Suite), Bathroom, Shower Room. Gas Central Heating, Double Glazing. Good Garden with patio area. Security Alarm system.

Situated in Todmorden close to all amenities and just a two minute walk from the railway station with excellent rail links to Leeds and Manchester.

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.

*Ground Floor*

**ENTRANCE HALL** (4.32m X 1.98m max. inc. stairs) – uPVC front door. Stairs to the first floor. Slate tiled floor. Radiator.



**KITCHEN/DINING ROOM** (5.77m x 3.66m max.) – Range of quality red and black wall, base and tower units. Black granite illuminated worktop and splash-backs. Stainless steel sink, stainless steel built-in units including “AEG” oven and grill, “AEG” five burner gas hob, Cooker Hood and extractor fan. “Bosch” dishwasher and a “Baumatic” large fridge-freezer. Windows to the front in the kitchen area, the side and rear in the dining area. Door to the side. Utilities cupboard plumbed for a washing machine and houses a wall mounted “Potterton” gas central heating boiler. The floor is covered in slate tiles and there are two radiators.

**CLOAKROOM** (1.33m x 1.12m) – A two piece suite in white comprising w.c. and corner wash hand basin. Window to the rear and slate floor tiles.

**SITTING ROOM** (5.87m x 5.76m) – A large size sitting room which has a cast iron (gas) stove. Two radiators. There are windows to the front and side with elevated views over Todmorden. uPVC sliding patio doors allowing access to the rear patio and garden.



**LANDING** (5.77m x 1.98m max. inc. stairs) – Windows front and rear. Access to the Loft.

**MASTER BEDROOM (3.49m x 5.25m excluding wardrobes)** – A large bedroom with built-in wardrobes along one wall offering lots of storage space, two windows to the front with extensive views. Radiator. Access ...



**EN-SUITE BATHROOM (3.42m x 2.16m)** – A luxurious bathroom with a four piece suite comprising large “Whirlpool” bath with modern taps and hand held chrome shower. Large wash hand basin, w.c. and large corner shower cubicle “Galaxy Aqua 4000” shower unit. Slate tiles cover the floor, walls to the shower cubicle and the splash-back areas. Ceiling spotlights, large chrome heated towel rail and illuminated wall mounted mirror.

**BEDROOM TWO (2.84m x 3.07m excluding wardrobes)** – A range of quality built-in wardrobes to one wall and a built in shelf unit. Window to the rear, coved ceiling with ceiling spotlights. Radiator.



**BEDROOM THREE (3.69m x 2.83m)** – Window to the front with extensive over the valley view to Stoodley Pike in the distance. Radiator.

**SHOWER ROOM (2.35m x 2.15m)** – Light and modern, well appointed shower room with ceiling spotlights, fully tiled walls. Three piece suite in white which comprises shower cubicle, wash hand basin and w.c. “Gainsborough” electric shower. Wall mounted strip light with shaver socket. Built-in vanity unit, airing cupboard with hot water tank. Radiator Window to the rear.



**EXTERIOR** – To the side is a driveway and private parking. To the rear are patio areas with a large shed/workshop and greenhouse. Large private rear gardens with mature shrubs and trees.

**LOCATION** – From our Hebden Bridge Office take the A646 towards Todmorden. Proceed to the T-junction roundabout (approx. four and a half miles), turn right towards Burnley (A646) and take the first turning on the left into Ridge Road. Take the first turn on the right, under the railway viaduct and follow Ridge Road around to the left, after approximately two hundred metres the road bends to the right. Turn right into Well Lane and Ridge House (Pleasant View) will be found a short distance on your left.