



Station Parade, Todmorden, OL14

£345,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

Beautifully decorated through out! Situated with STUNNING VIEWS. Close to Local Amenities!

Key features:

- Elevated location
- Characterful Stone Built Victorian Property
- Double garage
- Outbuildings
- Peaceful Elevated Location
- Period Features

Extra info:

- **Property Age:** 159 years
- **Council Tax:** Band D (£1671.41 per-annum)
- **Double Glazing:** Part
- **Heating:** Oil
- **Parking:** Double Garage and Driveway
- **Lease info:** 921 years remaining
Ground Rent: £5.00 per-annum



Beautiful two double bedroom stone built victorian property located in the much sought after Portsmouth area of Todmorden. The area has a semi rural feel but benefits from having easy access to the shops and amenities of Todmorden town centre. The property boasts many original period features and has been renovated by the current owners whi have maintained the character throughout. Benefitting from two reception rooms, outbuildings including a sun room and utility room, a large double garage and private gardens with stunning views.

Porch

Dining Room 4.06m (13'4") x 2.00m (6'7")

Window to side, wood burning stove with glass door, storage cupboard, single radiator, TV point, picture rail, coving to ceiling with ceiling rose.

Living Room

Wood burning Esse stove with glass door, radiator, single radiator, TV point, picture rail, cornice style coving to ceiling with ceiling rose, french doors to patio.

Kitchen 4.06m (13'4") x 2.75m (9') max

Fitted with a matching range of base and eye level units with worktop space over, belfast sink unit with mixer tap, built-in fridge and freezer, space for cooker, double glazed window to side, skylight, storage cupboard.

First Floor

Bedroom 5.02m (16'6") x 4.00m (13'1")

Window to side, radiator, picture rail, coving to ceiling with ceiling rose.

Bedroom 3.93m (12'11") x 3.88m (12'9")

Window to side, fitted wardrobes, radiator, access to loft.

Bathroom

Fitted with four piece suite comprising panelled bath with hand shower attachment and mixer tap, wash hand basin with mixer tap, shower cubicle and close coupled WC, heated towel rail, extractor fan, obscure double glazed window to side, tiled flooring.

External

Double garage with roller door and windows to side

Outbuildings including

Utility Area 4.40m (14'5") x 2.50m (8'3")

WC

Sun Room

Store

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

The Cottage
 Station Parade
 TODMORDEN
 OL14 8PU

Dwelling type: Semi-detached house
 Date of assessment: 05 May 2011
 Date of certificate: 05 May 2011
 Reference number: 0058-5069-6205-8469-3994
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 107 m²

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	51
(1-20) G		
Not energy efficient - higher running costs		

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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	37
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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.

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

	Current	Potential
Energy use	329 kWh/m ² per year	287 kWh/m ² per year
Carbon dioxide emissions	9.2 tonnes per year	8.0 tonnes per year
Lighting	£61 per year	£61 per year
Heating	£1197 per year	£1029 per year
Hot water	£164 per year	£145 per year

You could save up to £187 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 7

MISREPRESENTATION ACT, 1967.

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